

Great Auger Street, Newhall

2 Bedroom Flat/Apartment

Intercounty


MR & MRS





This beautifully presented two-bedroom apartment enjoys attractive views over parkland and offers bright, contemporary living throughout.

The spacious open-plan kitchen and living area provides an ideal space for both relaxing and entertaining, complemented by a modern fitted kitchen with ample storage and workspace. A delightful sunroom leads directly onto a private balcony, creating the perfect spot to enjoy the surrounding outlook.

The property features two generous double bedrooms, including a superb principal bedroom with a newly fitted ensuite shower room. A stylish family bathroom serves the remainder of the accommodation.

Further benefits include allocated parking and a highly sought-after location within the desirable New Hall development. Residents enjoy convenient access to local shops, well-regarded schools, and the nearby David Lloyd Leisure Centre, all within easy walking distance.

Council Tax Band D. EPC Rating B.

Asking Price
£300,000

There are 102 years remaining on the lease.
The service charge is £1821 per annum.
The ground rent is £200 per annum.
The Newhall Estate Charge is £420 per annum.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Newhall is an award-winning development within Harlow, noticeable for the variety in its striking, contemporary design. The area provides numerous views across open landscapes and woodland. Newhall is within proximity to Harlow Mill Station, which offers access to London. Further local amenities include a Co-op, coffee shops, a beautician, newsagents and a David Lloyd leisure centre. By car both M25 and M11 are within easy reach. The area offers a range of both primary and secondary schooling.










MUSICON
17
AUGUST
MARCO CAROLA
MISSKITTIN
OXIA
DANNY TENAGLIA
PACO OSUNA
LEON













Agent's Note / Lease Information

Lease Length – Approx. 102 Years Remaining
Service & Maintenance Charge – Approx. £1821 pa
Ground Rent - Approx. £200 pa
Newhall Estate Charge – Approx £420 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

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Listed by

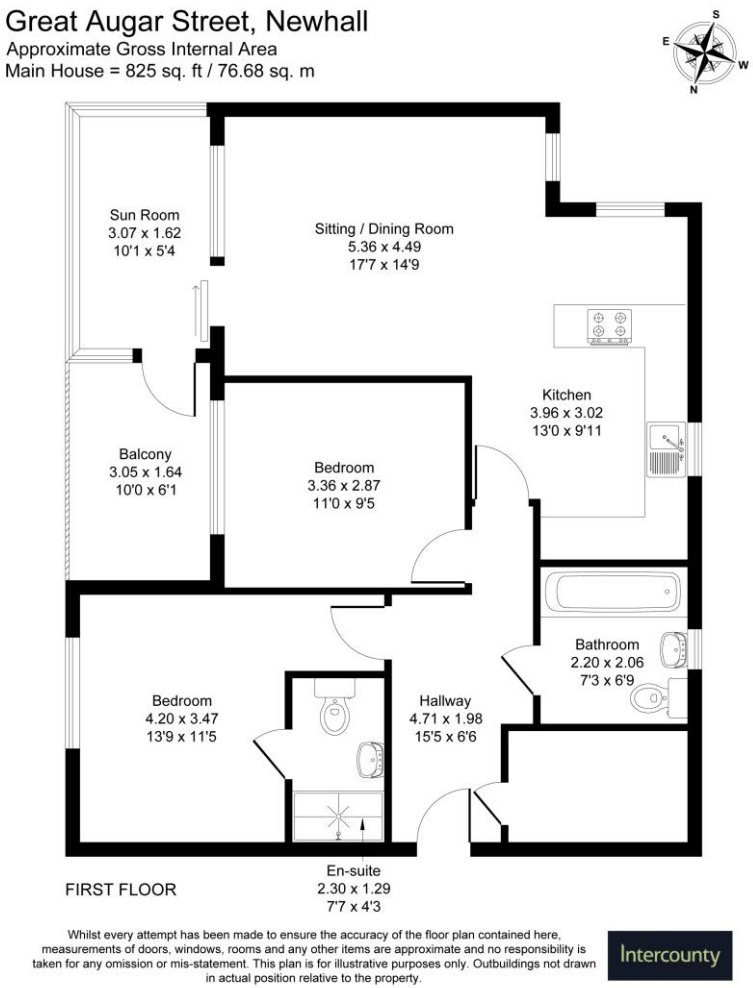


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The Property Ombudsman

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Intercounty



Property Details

2 Bedroom Apartment

Well Presented Throughout

Ensuite & Bathroom

Balcony

Views over Parkland

Potential Rental Income £1550 PCM

Council Tax Band D

EPC Rating B

Tenure - Leasehold

3 Great Auger Street, Newhall, Harlow, Essex, CM17 9HW

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.