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# The Hill, Harlow

Guide Price £265,000 Leasehold

2 bedroom flat for sale

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## Description

**\*\*GUIDE PRICE £265,000\*\*** Jukes Estate Agents is delighted to offer for sale this fantastic two-bedroom ground-floor flat with a private garden in the highly desirable 'The Hill', Old Harlow. This property is being sold by conditional sale\*. Please see explanation at the end of this listing.

This really is a delightful ground floor flat , as you enter the building you do have a lovely front garden area, and as you walk in you forget you are in a flat, there is large lounge and a lovely modern red kitchen with a door that leads out to the garden which for a flat is a very good size with a decking area and a large lawn area and 2 decent sized sheds.

2 large double bedrooms and a family bathroom make this a really nice place to live in a very nice part of town. There is nearly 90 years still on the lease, and the ground rent and service charge are only £98 per month with the council tax being band B.

This is the ideal property for first-time buyers or investors as rental yields are very healthy in this area.

Old Harlow, a charming and historic part of Harlow in Essex, offers a unique blend of village character and modern convenience that makes it an appealing place to live. Here are some key benefits of living in Old Harlow:

1. Historic Charm and Community Feel



Old Harlow retains much of its original village atmosphere, with picturesque streets, period architecture, and a strong sense of local identity. The area is known for its Tudor and Georgian buildings, giving it a quaint, timeless appeal. Residents often appreciate the friendly, close-knit community that comes with village living.

## 2. Excellent Transport Links

Despite its village feel, Old Harlow is well connected. Harlow Mill train station offers direct services to London Liverpool Street, making it ideal for commuters. The M11 Junction 7a motorway is nearby, providing quick access to London, Cambridge, and Stansted Airport.

## 3. Good Schools

Old Harlow is home to several well-regarded primary and secondary schools, making it a popular choice for families. The presence of good educational institutions contributes to the area's desirability and supports long-term community development.

## 4. Green Spaces and Nature

The area is surrounded by greenbelt countryside and parks, providing plenty of opportunities for walking, cycling, and outdoor activities. Places like Harlow Town Park and nearby nature reserves offer a peaceful escape from urban life.

## 5. Local Amenities and Dining

Old Harlow has a vibrant high street with independent shops, cafes, traditional pubs, and restaurants. While it retains its village charm, it also benefits from proximity to Harlow's larger shopping centres and leisure facilities.

## 6. Cultural and Historic Interest

With roots dating back to the Domesday Book, Old Harlow has a rich heritage. This history is reflected in local landmarks, churches,

and the preserved street layout. The sense of place and continuity often attracts those who value culture and tradition.

**\*\*** We are selling this property by conditional sale. This means that the lucky new owner(s) will have to pay 1% plus VAT of the agreed offer to secure the property & this should be factored in when making an offer. Please call the office for full details.

Council Tax Band: B

Tenure: Leasehold (90 years)

Ground Rent: £0 per year

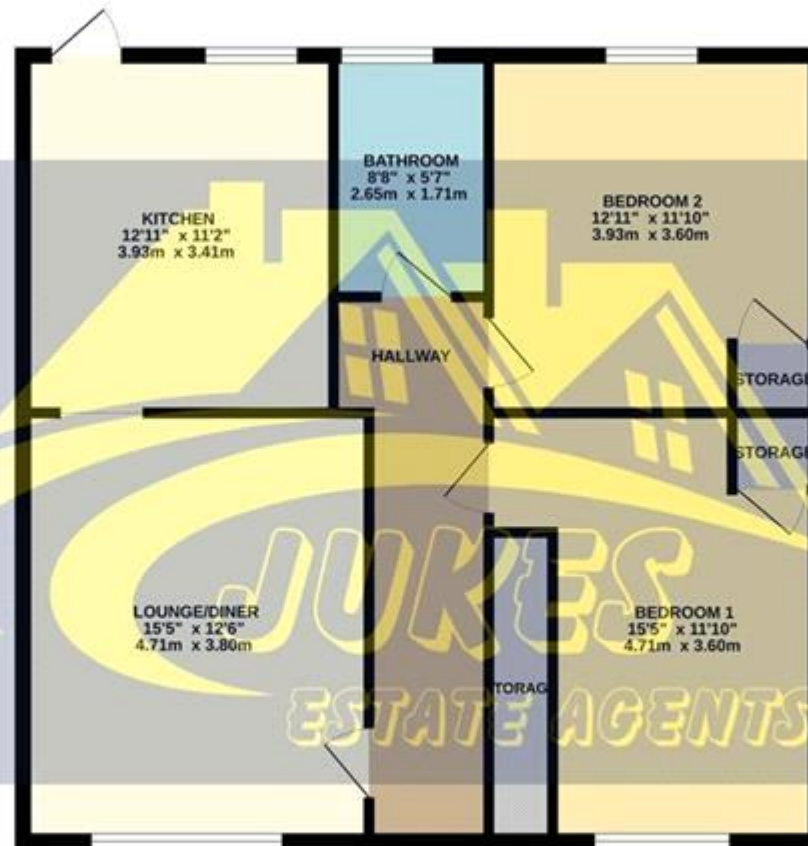
Service Charge: £93.8 per month

Garden details: Private Garden, Rear Garden

## **Tenure**

Leasehold

GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.

We have every attempt to ensure the accuracy of the floorplan contained here. Measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, engineer and quantity surveyor have not been asked and no guarantee as to their suitability or efficiency can be given.  
Mally and Morgan 11/2015



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