



Great Plumtree, CM20 2NX
Harlow



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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, TWO BEDROOM 8TH FLOOR FLAT, IN STORT TOWER, GREAT PLUMTREE, HARLOW, CM20 **

THIS PROPERTY IS IN NEED OF FULL REBUBRISHMENT THROUGHOUT. In our opinion this property would make an ideal first time purchase to get onto the property ladder or a fantastic buy to let opportunity given the location. This property is located close to all local amenities including Harlow Retail Park with cinema just 5 minutes drive or 15 minute walk away and 24hr supermarkets 2 minute drive or 5 minute walk away. It is also less than 5 minute drive to Burnt Mill Academy and Cooks Spinney Primary Academy, making it brilliant for anyone with young children. Harlow Town Train Station is also just a 5 minute drive away giving you access into London Liverpool Street, Cambridge and Stansted Airport. The spacious two bedroom flat comprises large lounge/diner, with balcony to side aspect, kitchen, two double bedrooms and family bathroom. The property also benefits from ample street parking.

To avoid disappointment call us now to arrange your viewing on 01279 433 033.

Offers In The Region Of
£140,000



- TWO DOUBLE BEDROOM 8TH FLOOR FLAT
- BALCONY
- IDEAL INVESTMENT OPPURTUNITY
- SERVICE CHARGE - £1567.37 PA
- COUNCIL TAX BAND - B

- IN NEED OF FULL REFURBISHMENT THROUGHOUT
- SOUGHT AFTER LOCATION
- LEASE REMAINING - 86 YEARS
- GROUND RENT - £10 PA
- AMPLE STREET PARKING

Entrance Hall

Lounge/Diner 23'7" x 36'8" (7.19 x 11.2)

Double glazed windows to side aspect, double glazed patio door leading to balcony

Balcony

Kitchen 12'5" x 7'6" (3.81 x 2.29)

Double glazed window to side aspect

Bathroom 6'9" x 5'4" (2.08 x 1.65)

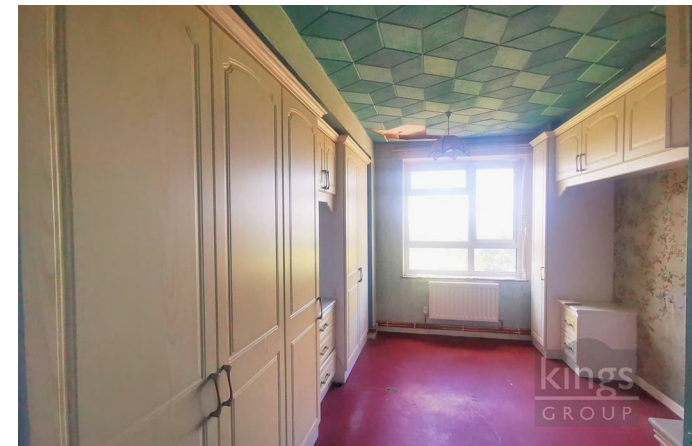
Double glazed opaque window to side aspect

Bedroom One 13'3" x 10'7" (4.04 x 3.25)

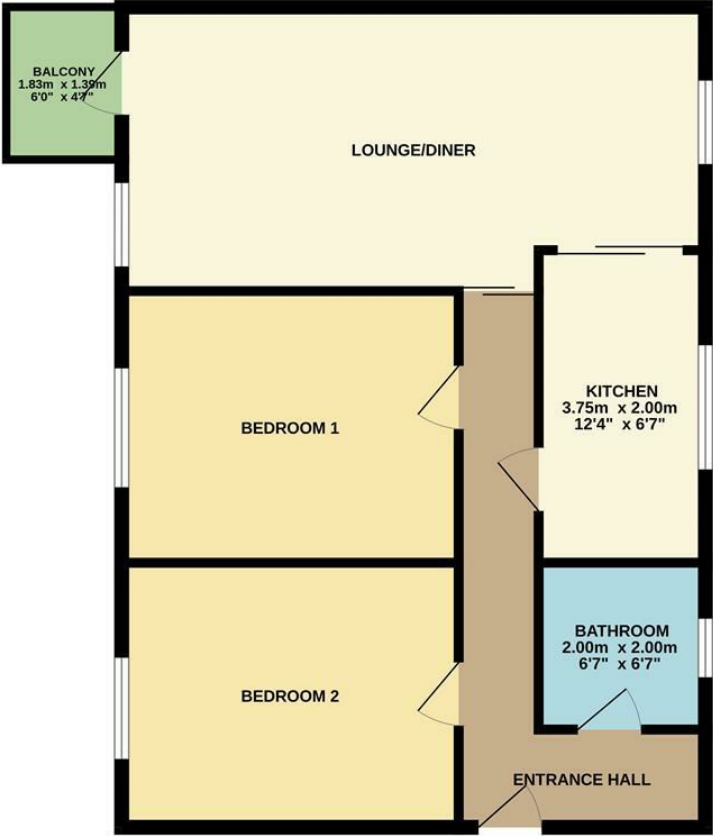
Double glazed window to side aspect

Bedroom Two 13'3" x 10'5" (4.04 x 3.20)

Double glazed window to side aspect



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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