



Standingford, CM19 5SN
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS ONE BEDROOM, GROUND FLOOR APARTMENT WITH GARAGE EN BLOC, IN THE SOUGHT AFTER AREA OF STANDINGFORD, HARLOW ****

Nestled in the desirable area of Standingford, Harlow, this charming one-bedroom ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining.

The bedroom is generously sized, offering a peaceful retreat, while the additional office space can easily serve as a second bedroom or a study, catering to your personal needs. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this apartment is the garage en bloc, providing secure parking and additional storage options. Residents will also appreciate the communal gardens, which offer a lovely outdoor space to unwind and enjoy the fresh air.

Situated in a sought-after location, this property is in close proximity to reputable schools and excellent transport links, making it ideal for families and commuters alike. With its blend of convenience and comfort, this ground floor flat is a rare find in a highly desirable area. Do not miss the chance to make this delightful apartment your new home. Call us today on 01279 433 033 to arrange your viewing.

Offers In The Region Of £210,000



- ONE BEDROOM GROUND FLOOR APARTMENT
- GARAGE EN BLOC
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASE REMAINING - 87 YEARS

Entrance Hallway

Engineered wooden flooring, double radiator, storage cupboard

Office/Second Bedroom 7'60 x 5'25 (2.13m x 1.52m)

Double glazed window to side aspect, engineered wooden flooring, power points

Master Bedroom 13'02 x 10'05 (4.01m x 3.18m)

Double glazed window to side aspect, engineered wooden flooring, TV aerial point, power points, single radiator

Family Bathroom 7'44 x 5'11 (2.13m x 1.80m)

Double glazed opaque window to side aspect, tiled flooring, tiled walls, panel enclosed bath with mixer tap and shower over bath, wash basin with mixer tap and vanity under unit, low level W.C. heated towel rail

Lounge 16'93 x 9'99 (4.88m x 2.74m)

Double glazed window to side aspect, engineered wooden flooring, double radiator, power points, TV aerial point, phone point

Kitchen 10'03 x 7'60 (3.12m x 2.13m)

Double glazed window to side aspect, engineered wooden flooring, double radiator, combi boiler, a range of base and wall units with flat top solid wood work surfaces, integrated electric oven with gas hob, freestanding fridge/freezer, plumbing for washing machine, sink with single drainer unit, power points

External

Garage en bloc, access to communal gardens and ample street parking

Council Tax Band - B

- OFFICE ROOM/SECOND BEDROOM
- COMMUNAL GARDEN
- NEW KITCHEN AND BATHROOM
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS
- SERVICE CHARGE AND GROUND RENT - £850 PA

EPC Rating - TBC

Lease Remaining - 87 Years

Service Charge - £840 PA

Ground Rent - £10 PA

Construction Type - Brick Built





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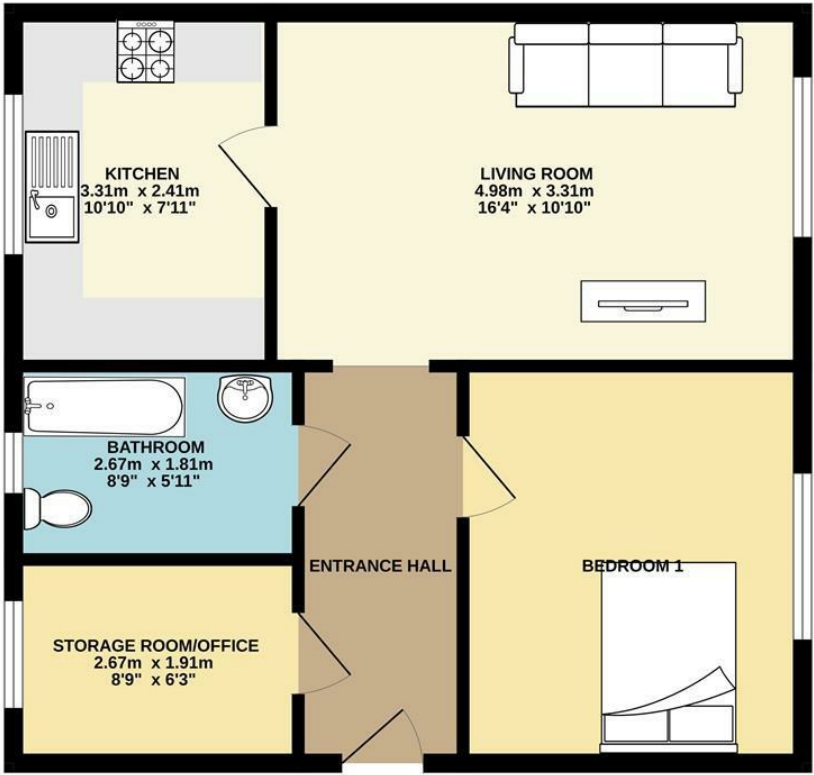
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (560 sq.ft.) approx.
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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