



The Dashes, CM20 3RZ
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT IN THE SOUGHT AFTER TOWN CENTRE LOCATION OF THE DASHES, HARLOW, CM20 **

Nestled in the desirable area of The Dashes, Harlow, this immaculately presented first-floor flat offers a perfect blend of comfort and convenience. Boasting two well-proportioned bedrooms, this apartment is ideal for young professionals, couples, or a fantastic investment opportunity.

As you enter, you are welcomed by a spacious lounge/diner that provides an inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living and dining areas, making it perfect for hosting friends or enjoying quiet evenings at home.

The property is situated within a sought-after town centre location, within a mile from Harlow Town Train Station, ensuring excellent transport links for commuters. Additionally, the flat is conveniently close to local schools, making it an excellent choice for families with children.

This first-floor apartment not only offers a comfortable living environment but also places you in the heart of Harlow, where you can enjoy a variety of amenities, shops, and recreational facilities. With its immaculate presentation and prime location, this property is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely flat your new home.

To avoid disappointment please call us now on 01279433033 to arrange your viewing.

Offers In Excess Of £215,000



- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **SPACIOUS LOUNGE/DINER**
- **WITHIN A MILE OF HARLOW TOWN TRAIN STATION**
- **CLOSE TO LOCAL SCHOOLS**
- **SERVICE CHARGE - £837.84 PA**

Entrance Hallway 5'10 x 3'11 (1.78m x 1.19m)

Laminate flooring, storage cupboard housing gas and electric metres, double radiator

Lounge/Diner 15'0 x 12'9 (4.57m x 3.89m)

Double glazed window to front aspect, laminate flooring, coved ceiling, double radiator, TV aerial point, phone point, power points

Kitchen 10'3 x 7'6 (3.12m x 2.29m)

Double glazed window to rear aspect, laminate flooring, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit and mixer tap, integrated gas hob and electric oven, chimney style extractor fan, plumbing for washing machine, space for tumble dryer and fridge/freezer, coved ceiling, storage cupboard housing boiler, power points

Hallway

Storage Cupboard

Master Bedroom 12'0 x 9'7 (3.66m x 2.92m)

Double glazed window to front aspect, fitted wardrobe, double radiator, carpeted, power points

Bedroom Two 10'9 x 8'9 (3.28m x 2.67m)

Double glazed window to side aspect, carpeted, double radiator, power points

Family Bathroom 7'6 x 6'7 (2.29m x 2.01m)

Double glazed opaque window to side aspect, laminate flooring, part tiled walls, panel enclosed bath with thermostatically controlled shower over bath, low level flush W.C. wash basin with mixer tap and vanity under unit

- **IMMACULATELY PRESENTED THROUGHOUT**
- **COMMUNAL GARDEN**
- **CLOSE TO HARLOW TOWN CENTRE**
- **LEASE REMAINING 87 YEARS**
- **GROUND RENT - £10**

External

Communal gardens, ample street parking, garages available to rent for Harlow Council

Lease Remaining - 87 Years

Service Charge - £837.84

Ground Rent - £10

Council Tax Band - B

Construction Type - Brick Built



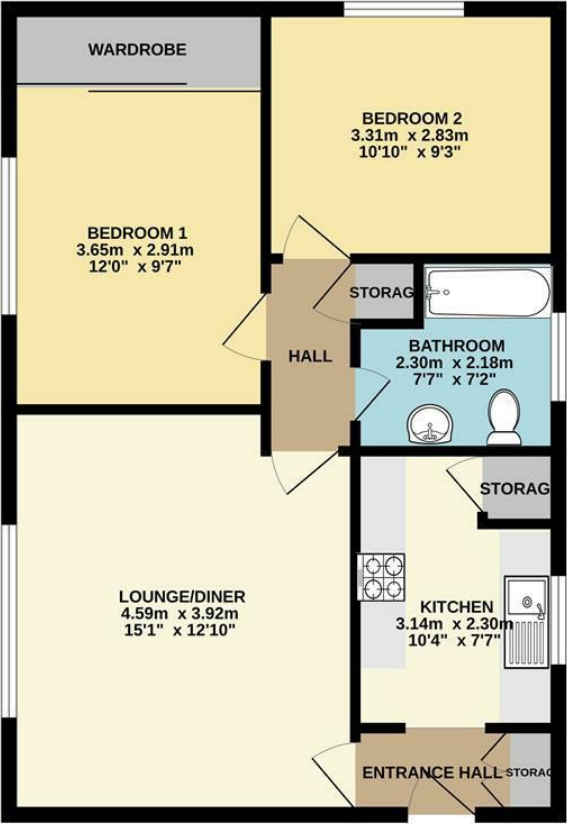
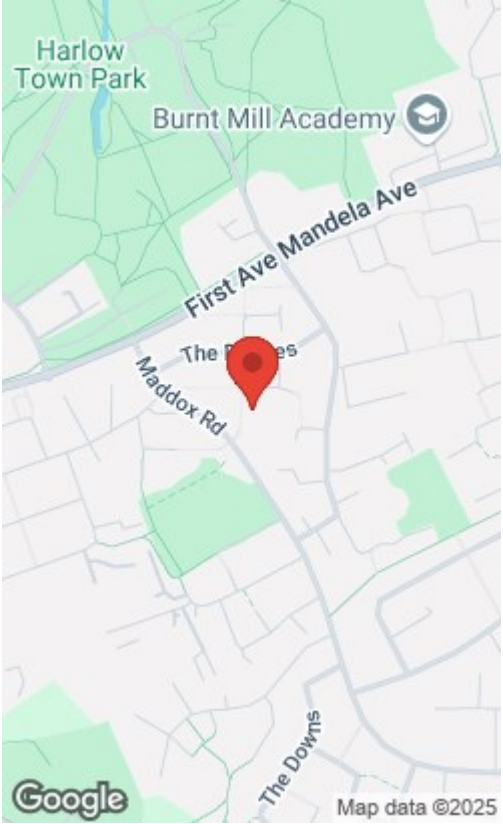




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GROUP



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 56.8 sq.m. (611 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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