



The Hides, CM20 3QW
Harlow





kings
GROUP

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000.

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED ONE BEDROOM, FIRST FLOOR APARTMENT IN THE HIDES, HARLOW ****

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This property, ideal for investors, is brilliantly located close to all the local amenities including Princess Alexandra Hospital at a 12 minute walk and Harlow Town Train Station at a 22 minute walk. The property is also just a 5 minute walk to Harlow Town Centre where you will find a range of high street shops, variety of eat-in and takeaway restaurants, 24-hour supermarket, salons, pharmacy as well as a choice of affordable gyms. Burnt Mill Academy is just a 13 minute walk from this property in The Hides and The Downs Primary School & Nursery is an 8 minute walk.

The apartment comprises of entrance hall, lounge / kitchen / diner, double bedroom, family bathroom with modern three piece suite. The property has recently had brand new UPVC double glazing throughout.

To avoid disappointment please call us now on 01279 433 033.

By Auction £145,000



- **ONLINE AUCTION - STARTING BID £145,000**
- **RECENTLY REFURBISHED THROUGHOUT**
- **OPEN PLAN KITCHEN/LOUNGE AREA**
- **CLOSE TO HARLOW TOWN TRAIN STATION**
- **EPC RATING - C**

- **ONE BEDROOM APARTMENT**
- **MODERN KITCHEN AND BATHROOM**
- **CLOSE TO HARLOW TOWN CENTRE**
- **AMPLE STREET PERMIT PARKING**
- **COUNCIL TAX BAND - A**

Entrance Hallway

Laminate flooring, coved ceiling, storage cupboard

Kitchen/Living Room 19'66 x 9'93 (5.79m x 2.74m)

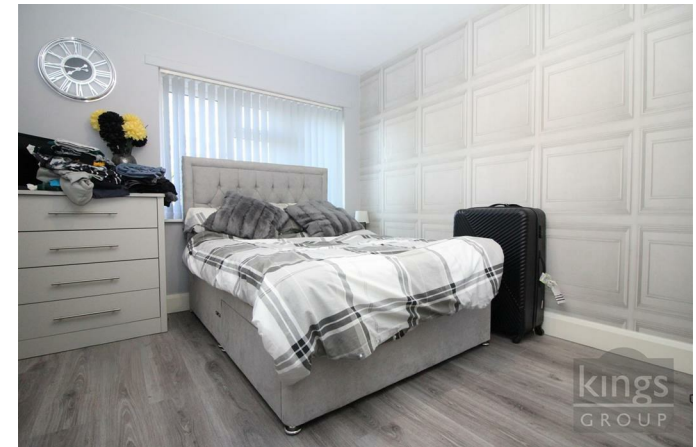
Double glazed windows to front and rear aspect, coved ceiling, spotlights, laminate flooring, double radiator, TV aerial point, power points. The kitchen area has tiled walls, laminate flooring, a range of base and wall units with roll top granite effect work surfaces, integrated cooker, gas hob, chimney style extractor fan, sink with double drainer unit

Bathroom 7'80 x 5'11 (2.13m x 1.80m)

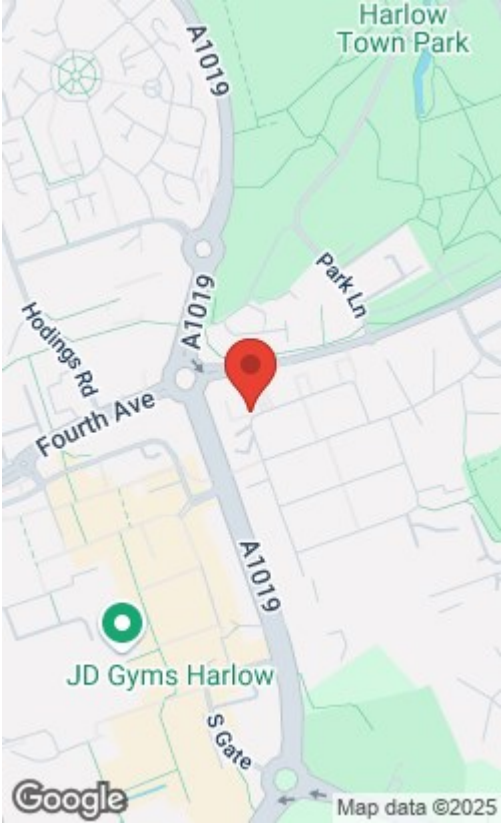
Double glazed opaque window to front aspect, textured ceiling, tiled walls, tiled flooring, extractor fan, panel enclosed bath with electric shower over bath, wash basin with mixer tap and vanity under unit, low level WC

Bedroom 11'61 x 9'79 (3.35m x 2.74m)

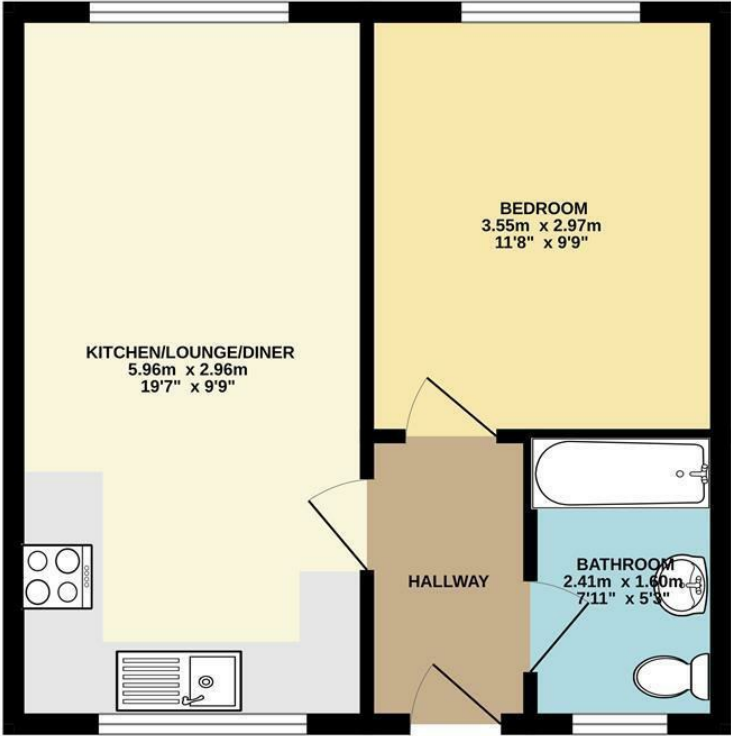
Double glazed window to rear aspect, laminate flooring, double radiator, coved ceiling, power points



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		



GROUND FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 35.3 sq.m. (380 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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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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