



Pennymead, CM20 3JF
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS THIRD FLOOR, ONE BEDROOM APARTMENT IN PENNYMEAD TOWER, HARLOW ****

Nestled in the sought-after CM20 location of Pennymead, Harlow, this well presented one-bedroom flat is a splendid opportunity for those seeking a modern and convenient living space. Situated on the third floor, the flat offers stunning views and a bright, airy atmosphere, making it an ideal retreat for individuals or couples. The property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The bedroom is generously sized, ensuring comfort and tranquillity. One of the unique aspects of this flat is the communal balcony, which is shared between just two flats, allowing for a pleasant outdoor space to enjoy fresh air and views. The property is chain-free, making the purchasing process straightforward and hassle-free.

With a remaining lease of 87 years, the flat also comes with a service charge and ground rent of £1,850 per annum, ensuring that the building is well-maintained and secure. The location is particularly advantageous, as it is close to local shops and amenities, providing easy access to everything you may need.

This flat represents an excellent opportunity for first-time buyers or investors looking for a property in a desirable area. Do not miss the chance to make this lovely flat your new home.

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

Offers In The Region Of £130,000



- CHAIN FREE
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS AND AMENITIES
- AMPLE STREET PARKING
- GROUND RENT - £10

- ONE BEDROOM THIRD FLOOR APARTMENT
- COMMUNAL BALCONY SHARED WITH ONE OTHER FLAT
- EASY ACCESS TO THE A414 & M11
- SERVICE CHARGE - £1490 PA
- LEASE REMAINING - 87 YEARS

Entrance Hallway 10'14 x 6'29 (3.05m x 1.83m)

Laminate flooring, double radiator, storage cupboards

Bathroom 5'67 x 7'93 (1.52m x 2.13m)

Double glazed opaque window to side aspect, tiled flooring, tiled walls, extractor fan, panel enclosed bath with thermostatically controlled shower over bath, wash basin with vanity under unit, double radiator, low level W.C.

Lounge 18'66 x 10'10 (5.49m x 3.30m)

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

Kitchen 10'53 x 6'28 (3.05m x 1.83m)

Double glazed window to side aspect, tiled flooring, single radiator, a range of base and wall units with roll top work surfaces, space for electric oven and hob, power points, plumbing for washing machine and space for fridge/freezer

Bedroom 14'15 x 10'56 (4.27m x 3.05m)

Double glazed window to rear aspect, laminate flooring, single radiator, TV aerial point, power points

EPC Rating - C

Service Charge - £1800 PA

Ground Rent - £10 PA

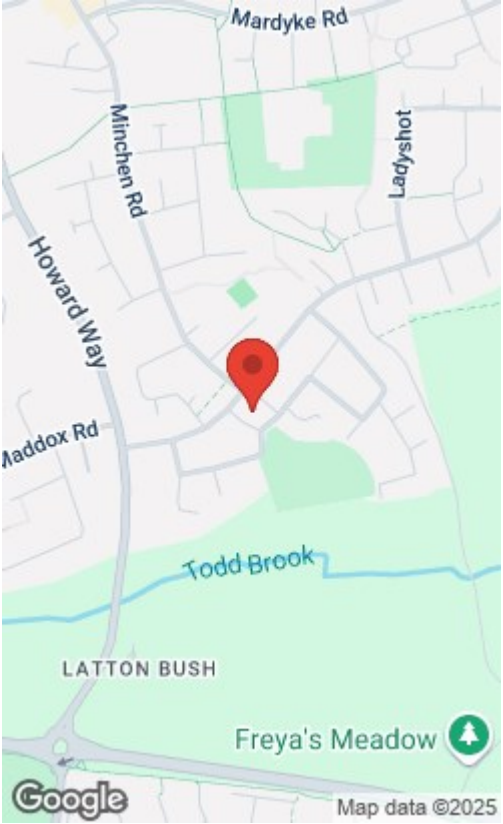
Lease Remaining - 87 Years

Council Tax band - A

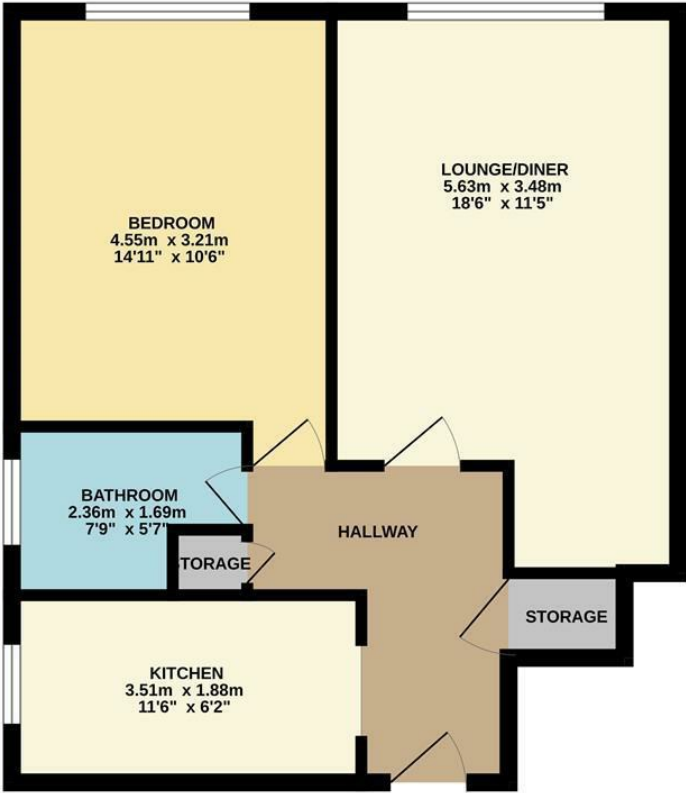
Construction Type - Brick Built



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
49.1 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA : 49.1 sq.m. (528 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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