



Moorfield, CM18 7QP
Essex





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED ONE BEDROOM, FIRST FLOOR APARTMENT ON PLOYTERS ROAD, HARLOW ****

Nestled in the charming area of Moorfield, Harlow, Essex, this immaculate one-bedroom first-floor apartment presents an exceptional opportunity for both first-time buyers and investors alike. The property is part of a well-maintained block comprising only four flats, ensuring a sense of community and tranquillity. Having undergone a comprehensive refurbishment in 2022, followed by tasteful redecoration in 2025, this apartment boasts spacious rooms that are both inviting and functional. The layout is thoughtfully designed, providing a comfortable living space that is perfect for modern living. Additionally, the property features a large outside storage shed and loft space, offering ample room for all your storage needs. Convenience is at your doorstep, with local shops and amenities just a short stroll away. The apartment is also situated within the catchment area of highly regarded schools, making it an ideal choice for families. Furthermore, residents will benefit from ample street parking and designated parking bays, ensuring that parking is never a concern.

This delightful flat combines contemporary living with a prime location, making it a must-see for anyone seeking a stylish and practical home in Harlow. Don't miss the chance to make this wonderful property your own. Call us today on 01279433033 to arrange your viewing.

Offers In Excess Of £170,000



- **ONE BEDROOM FIRST FLOOR APARTMENT**
- **SPACIOUS LOUNGE/DINER**
- **FULLY REFURBISHED IN 2022**
- **ONLY FOUR FLATS IN THE BLOCK**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

- **IMMACULATELY PRESENTED THROUGHOUT**
- **MODERN FITTED KITCHEN**
- **FULLY REDECORATED IN 2025**
- **AMPLE STREET PARKING AND PARKING BAYS**
- **SERVICE CHARGE AND GROUND RENT £105.39 PER MONTH**

Entrance Hallway

Vinyl flooring, storage cupboards

Lounge/Diner 15'4 x 10'2 (4.67m x 3.10m)

Double glazed window to side aspect, carpeted, electric radiator, power points, TV aerial point, phone point

Kitchen 11'11 x 7'2 (3.63m x 2.18m)

Double glazed window to side aspect, vinyl flooring, a range of base and wall units with flat top marble effect work surfaces, tiled splash backs, electric oven with induction hob and chimney style extractor fan, plumbing for washing machine, space for fridge/freezer, power points, sink with single drainer unit

Bedroom 14'4 x 11'2 (4.37m x 3.40m)

Double glazed window to side aspect, carpeted, electric radiator, built in storage cupboard, loft access, power points

Family Bathroom 7'10 x 6'1 (2.39m x 1.85m)

Double glazed opaque window to side aspect, vinyl flooring, pedestal style wash basin, low level W.C. panel enclosed bath with electric shower over bath, extractor fan, heated towel rail, tiled splash backs

External

Street parking and parking bays, large storage shed

EPC Rating - C

Council Tax Band - B

Ground Rent and Service Charge - £105.39 Per Month

Lease Remaining - 82 Years (125 from 9 May 1983)





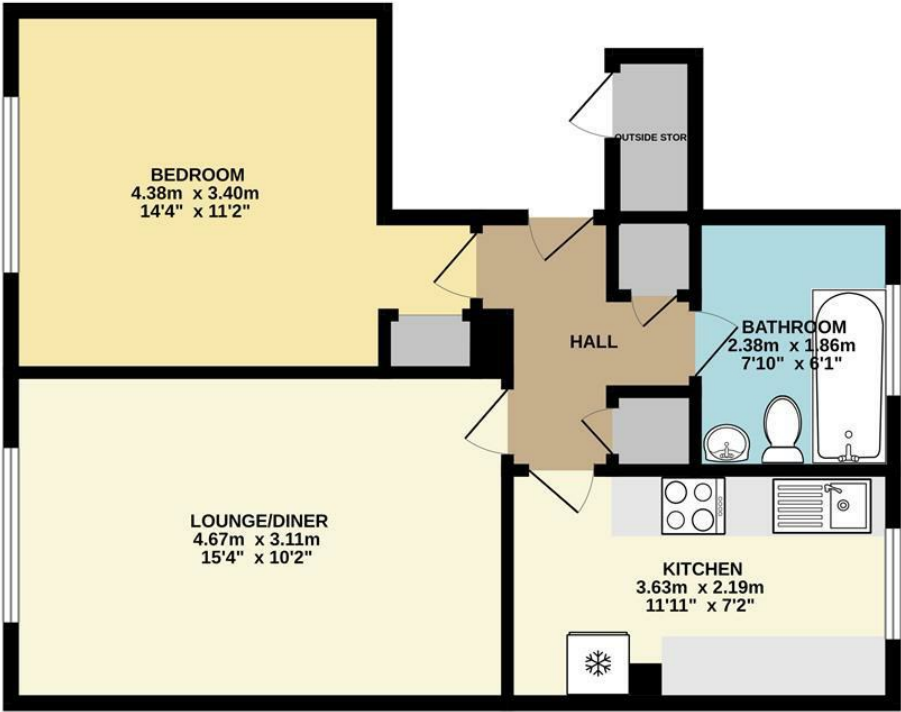




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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		



FIRST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



MOORFIELD, HARLOW, CM18
TOTAL FLOOR AREA : 47.0 sq.m. (506 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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