



## Five Acres, CM18 6UY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000.

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.

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, FIRST FLOOR STUDIO FLAT WITH IT'S OWN PRIVATE GARDEN AND PRIVATE ENTRANCE IN FIVE ACRES, HARLOW \*\*

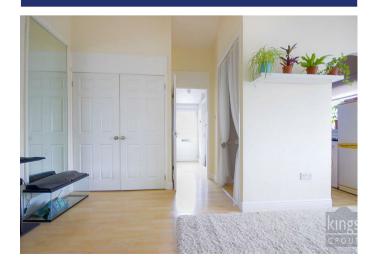
Nestled in the desirable area of Five Acres, Harlow, this charming first-floor studio flat presents an excellent opportunity for both first-time buyers and investors allike. With the potential to be easily converted into a one-bedroom flat, this property offers flexibility to suit your lifestyle needs.

Upon entering, you will appreciate the convenience of having your own front door, providing a sense of privacy and independence. The flat features a separate kitchen, which is well-equipped for all your culinary needs, and a generously sized family bathroom that ensures comfort and functionality.

One of the standout features of this property is the private garden, a rare find in a flat, offering a delightful outdoor space for relaxation or entertaining. Ample street parking is available, and for those requiring additional storage, garages can be rented from Harlow Council at an extra cost.

Location is key, and this flat does not disappoint. It is situated close to the Staple Tye Shopping Centre, providing easy access to a variety of shops and amenities. Additionally, the Lister Medical Centre is nearby, ensuring that healthcare needs are conveniently met. Commuters will appreciate the easy access to the A414, making travel to surrounding

# By Auction £130,000









- BEING SOLD VIA SECURE SALE AUCTION STARTING BID £140,000
- PRIVATE GARDEN
- OWN FRONT DOOR
- BATHROOM WITH THREE PIECE SUITE
- AMPLE STREET PARKING

Entrance Hallway 8'22 x 3'18 (2.44m x 0.91m)
Laminate flooring, textured ceiling, storage cupboard

### Lounge/Bedroom 16'97 x 12'07 (4.88m x 3.84m)

Double glazed window to side apsect, laminate flooring, electric radiator, TV aeriel point, phone point, power points, opening leading to kitchen

#### Kitchen 7'30 x 6'43 (2.13m x 1.83m)

Double glazed window to side aspect, laminate flooring, tiled splashbacks, a range of base and wall units wth roll top work surfaces, integrated electric oven and gas hob, textured ceiling, power points

#### External

Private garden, own front door, outside storage shed, ample street parking, garages available to rent from Harlow Council at an additional cost

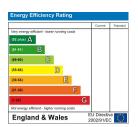
Lease Remaining - 87 Years
Service Charge - £611.52 Approx PA (See legla pack for details)
Ground Rent - £10
Council Tax Band - A

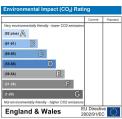
- FIRST FLOOR STUDIO FLAT
- COULD SIMPLY BE TURNED INTO A ONE BEDROOM FLAT
- SEPARATE KITCHEN
- LARGE STORAGE CUPBOARDS AND OUTSIDE SHED
- LEASE REMAINING 87 YEARS

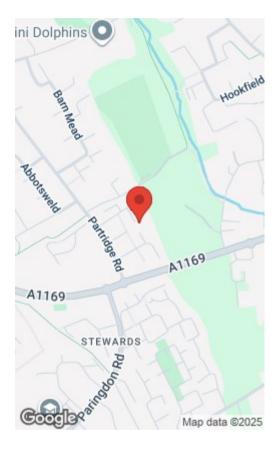














TOTAL FLOOR AREA, 36.5 s.g.m. (393 s.g.m.) approx. tempt has been made to ensure the accuracy of the thoropian contained here, measurement lower, rooms and any other forms are approximate and no responsibility is taken for any enrorisatement. This plan is for illustrative proposes only and bould be used as such by any challer. The second of the proposes of the proposes only and bould be used as such by any challer. The second of the proposes of the proposes only and bould be used as such by any challer. The second of the proposes of the proposes

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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