



Newstead Way, CM20 1BW  
Harlow









# Newstead Way, CM20 1BW

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000.

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.

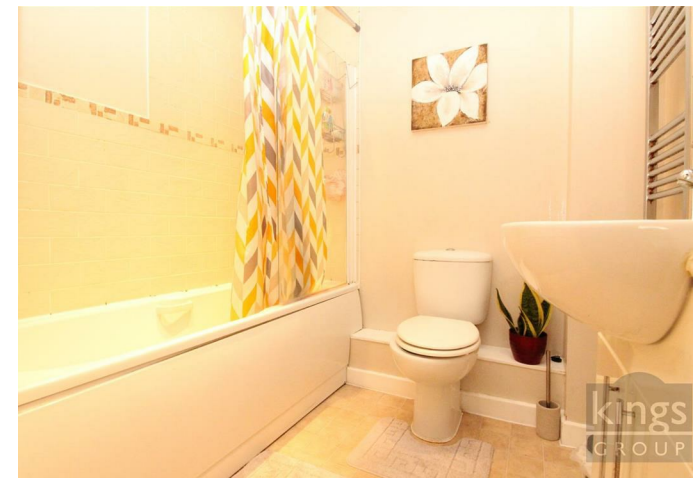
**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, ONE BEDROOM GROUND FLOOR APARTMENT IN THE HIGHLY SOUGHT AFTER TOWN CENTRE DEVELOPMENT, OF NEWSTEAD WAY, HARLOW \*\***

For sale in Newstead Way. This modern property would make an ideal First Time Buyer or Investment purchase in the popular Fifth Avenue development. The flat, ideal for commuters, is just 10 minutes walk to Harlow Town Train Station giving you direct access to London Liverpool Street, Cambridge and Stansted Airport and less than 5 minute drive to the A414 for further access to London and Cambridge as well as Hertford and Bishops Stortford. The property is also less than 15 minutes walk to Harlow Town Centre where you will find a 24-hour supermarket, range of high street shops, variety of popular restaurants, cinema and choice of affordable gyms.

The property comprises lounge / diner, fitted kitchen, double bedroom, bathroom and two large storage cupboards. The property also benefits from one allocated parking space along with plenty of parking in the area and French doors off of the lounge leading to a small patio area.

Call us now to arrange your appointment on 01279433033.

## By Auction £165,000



- **BEING SOLD VIA SECURE SALE. AUCTION STARTING BID £165,000 TERMS AND CONDITIONS APPLY**
- **OPEN PLAN KITCHEN/LIVING AREA**
- **ALLOCATED PARKING FOR ONE VEHICLE**
- **WALKING DISTANCE OF HARLOW TOWN CENTRE**
- **LEASE REMAINING - 131 YEARS**

**Entrance Hallway 3'5,6'52 plus 4'96,3'63 (1.04m,1.83m plus 1.22m,0.91m)**

Storage cupboard, meter cupboard, single radiator, laminate flooring, smoke alarm, power points, entry phone

**Lounge / Diner 8'46, 9'35 plus 7'56,10'65 (2.44m, 2.74m plus 2.13m,3.05m)**

Double Radiator, laminate flooring, phone point, TV aerial point, phone point, double glazed French doors

**Kitchen 9'88, 7'30 (2.74m, 2.13m)**

Double glazed window to side aspect, lino flooring, tiled splash backs, range of all wall and base units with flat top work surfaces, integrated electric oven with gas hob, chimney style extractor fan, sink with drainer unit, integrated fridge / freezer, integrated washing machine, integrated dishwasher, smoke alarm, power points

**Bedroom 9'88, 7'30 (2.74m, 2.13m)**

Double glazed window to side aspect, single radiator, carpet, power points

**Family Bathroom 5'62, 6'80 (1.52m, 1.83m)**

Heated towel rail, lino flooring, extractor fan, panel enclosed bath with mixer tap and shower attached, thermostatically controlled shower, wash hand basin with mixer tap and vanity unit under, low level flush WC, tiled splash backs, spotlights

- **ONE BEDROOM GROUND FLOOR APARTMENT**
- **FRENCH DOORS LEADING TO PATIO AREA**
- **CLOSE TO HARLOW TOWN TRAIN STATION**
- **EASY ACCESS TO A414 & M11**
- **SERVICE CHARGE AND GROUND RENT - £2144 PA**







NEWSTEAD WAY  
RESIDENTS PARKING ONLY

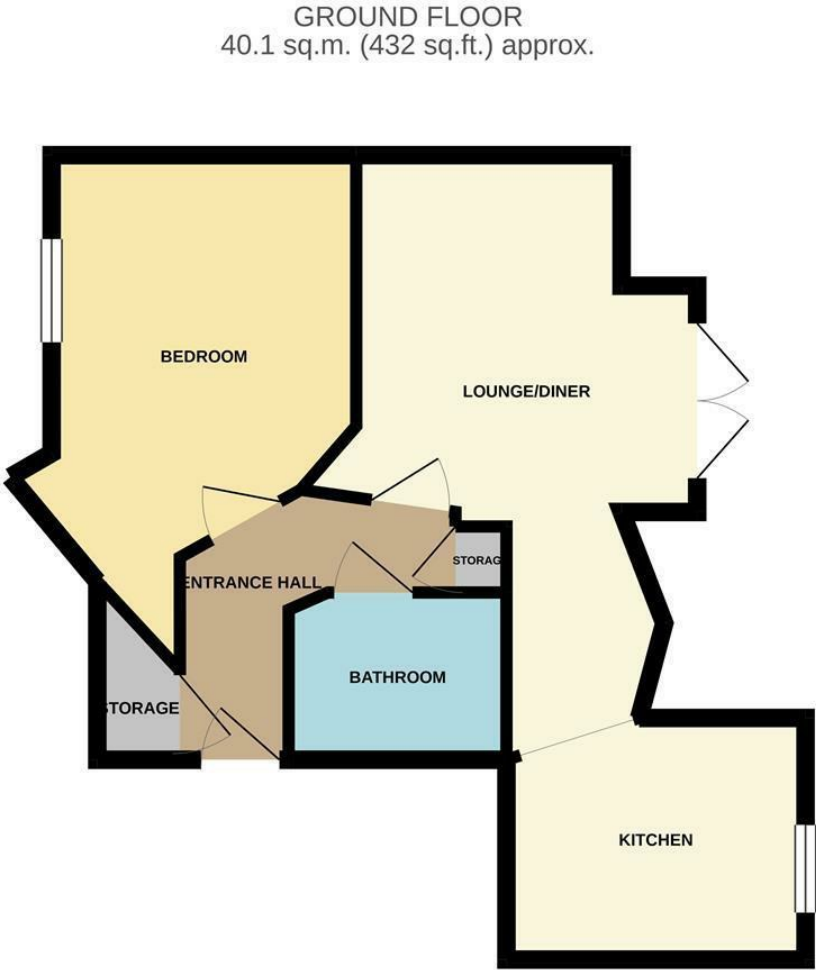






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 40.1 sq.m. (432 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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