



Moorfield, CM18 7QW  
Harlow





kings  
GROUP

## Moorfield, CM18 7QW

We are acting in the sale of the above property and have received an offer of £105,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

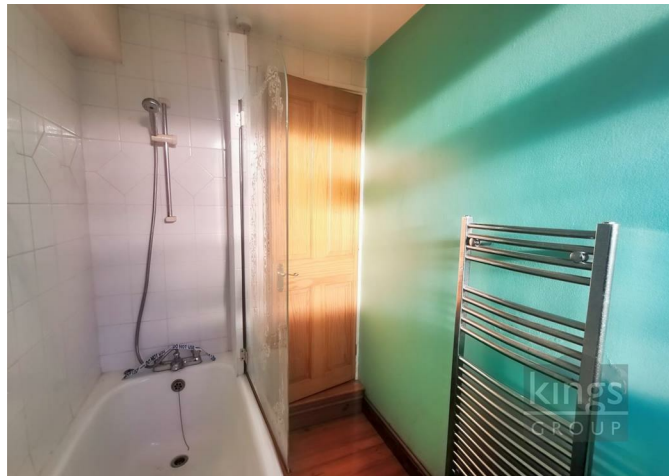
Exclusively for sale with Kings group Harlow. This property, in need of some attention, would make an ideal investment or first time buyer purchase for anyone looking to start a project and make a property their own.

With Staple Tye Shopping Centre less than 15 minutes walk away you have all the local amenities including supermarket, takeaway restaurants, salon, pharmacy and the Lister Medical Centre right on your doorstep. For young families there is Kingsmoor Primary Academy 5 minutes walk away and Stewards Academy about 10 minutes walk away. The M11 is less than 2 miles from this property giving you great commuting links into London, Cambridge and other major cities as well as Stansted Airport. Public transport links are also very accessible with Harlow Town Train Station a 10 minutes drive away and bus routes right across Harlow just a stone throw away.

The property comprises good sized lounge, bedroom area, kitchen, and family bathroom. There is also ample street parking at the property for homeowners and visitors.

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

## Offers In The Region Of £130,000



- **\*\* CHAIN FREE \*\***
- **STUDIO APARTMENT**
- **85 YEAR LEASE**
- **£10 PA GROUND RENT**
- **IDEAL INVESTMENT OPPORTUNITY**

- **IN NEED OF REFURBISHMENT**
- **AMPLE STREET PARKING**
- **£870 PA SERVICE CHARGE**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

**Entrance Hall 9'9" x 12'7" (2.99 x 3.86)**

Wooden flooring, coved ceiling

**Family Bathroom 4'7" x 8'0" (1.40 x 2.46)**

Double glazed opaque rear window, heated towel rail, wooden flooring, panel enclosed bath with shower over bath, pedestal wash basin, low level WC

**Kitchen 6'0" x 8'0" (1.84 x 2.46)**

Double glazed rear window, single radiator, wooden flooring, tiled walls, granite effect roll top base units, electric oven, gas hob, single drainer unit, space for, fridge, space for freezer, plumbing for washing machine, power points

**Lounge 9'9" x 12'7" (2.99 x 3.86)**

Double glazed rear window, single radiator, wooden flooring, phone point, TV aerial point, power points, coved ceiling

**Bedroom Area 13'4" x 7'3" (4.08 x 2.21)**

Single radiator, wooden flooring, built in wardrobe, power points







| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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 |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

GROUND FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 33.1 sq.m. (356 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.  
Made with Metropix ©2023

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.

19 Eastgate, Harlow, Essex, CM20 1HP

T: 01279 433033

E:

www.kings-group.net

