



Roman Mews, CM17 9SD
Newhall





AEG

10000 117

AEG

kings
GROUP

Roman Mews, CM17 9SD

Kings Group are delighted to offer this TWO BEDROOM COACH HOUSE on the very popular Newhall development.

This rare to the market coach house is ideal for a first time buyer or a buy to let investor, the current owner have maintained the property and it is very well presented.

The property is comprised of open planned kitchen diner, modern kitchen, two double bedrooms, en-suite to the master, immaculate family bathroom, balcony access and two garages.

The property is very close to the M11 and M25, there are a range of local shops all within walking distance of the property and it also benefits from being walking distance to Tesco superstore. The property is situated within catchment of some of the most sought after schools. Newhall Primary Academy (0.16 Miles) , Church Langley Community Primary School (0.65 Miles) and Burnt Hill Academy (1.48 Miles). The local bus stop is on London Road which is a short distance away (0.4 Miles).

Offers In Excess Of £315,000



- 2 Bedroom Apartment
- Balcony
- Immaculate condition
- Estate Charge: £320 P/A
- Council Tax: Band C

- 2 Garages
- En-suite to master
- Ground Rent: £250 P/A
- Service Charge: £1320 P/A
- Lease: 120 Years Remaining

Lounge 16'24 x 12'32 (4.88m x 3.66m)

Double glazed windows to the front and rear aspect, double radiator, phone point, TV aerial point, power point, storage cupboard, doors leading to the balcony

Kitchen 11'07 x 5'84 (3.53m x 1.52m)

Double glazed windows to the front aspect, Amtico flooring, tiled splash back walls, range of base and wall units with roll top work surfaces, integrated cooker, electric oven, gas hob, extractor fan, sink double drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, power points.

Bedroom One 17'37 x 9'52 (5.18m x 2.74m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in wardrobes, TV aerial point, power points.

En-Suite 7'54 x 4'70 (2.13m x 1.22m)

Double glazed windows to the rear aspect, heated towel rail, extractor fan, thermostatically controlled shower, hand wash basin with mixer taps, low level flush W.C., part tiled walls, spot lights.

Bedroom Two 11'06 x 8'33 (3.51m x 2.44m)

double glazed windows to the front, single radiator, carpeted flooring, phone point, power points

Bathroom 7'10 x 6'83 (2.39m x 1.83m)

double glazed windows to the rear aspect, heated towel rail, extractor fan, panel enclosed bath with mixer taps, hand wash basin with mixer taps, low level flush W.C., part tiled walls, spotlights





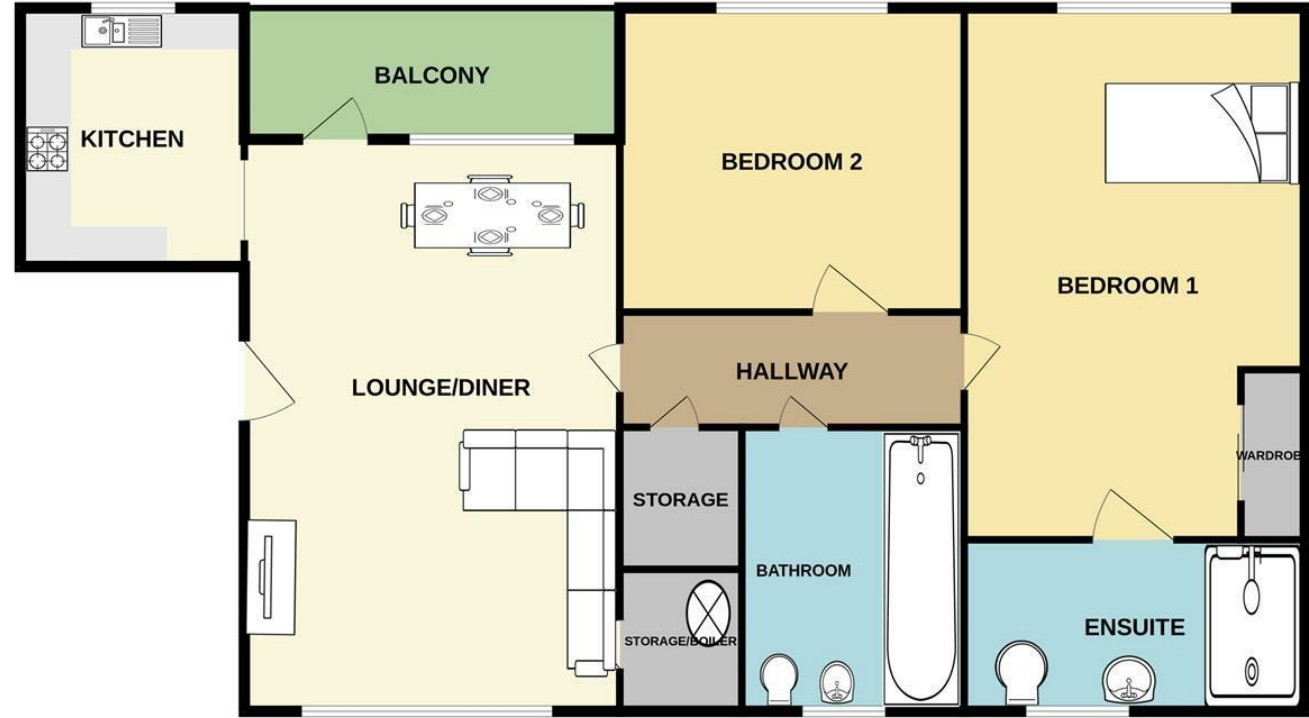
kings
GROUP



kings
GROUP

FIRST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	



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.

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE

T: 01279 410084

E:

www.kings-group.net

