



Amberry Court, CM20 2PX  
Harlow





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# Amberry Court, CM20 2PX

We are acting in the sale of the above property and have received an offer of £171,000 on the above property.  
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

The Energy Performance Certificate Rating is C.

**\*\* EXCLUSIVE TO KINGS GROUP - CHAIN FREE, TWO/THREE BEDROOM, SPLIT LEVEL MASONETTE FOR SALE IN THE HIGHLY SOUGHT AFTER AMBERRY COURT, CM20 \*\***

Located in the quiet and well kept area of Amberry Court, Harlow. In our opinion, this "CHAIN FREE" property would make an ideal First Time Buyer or investment purchase. Not only is the property brilliantly located within walking distance of The Downs Primary School and Burnt Mill Academy, making it great for young families, you will also be able to access the bustling town center within a short 10 minute walk. The property also has excellent transport links with it being within walking distance to bus stops and 20 minute walk to Harlow Town Train Station, where you will find direct links into London Liverpool Street, Cambridge and Stansted Airport, ideal for any commuters. The property comprises of a spacious entrance hall, lounge / diner, kitchen, two bedrooms, study/third bedroom, and first floor family bathroom fitted with three piece suite and shower over bath. Externally the property benefits from private balcony, communal garden and permit residential parking.

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

## Asking Price £170,000



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- TWO BEDROOM SPLIT LEVEL MASONETTE
- GOOD CONDITION THROUGHOUT
- COMMUNAL GARDEN
- EXTRA STUDY ROOM UPSTAIRS/THIRD BEDROOM
- LEASE REMAINING 55 YEARS

- CHAIN FREE
- PRIVATE BALCONY
- PERMIT PARKING
- CLOSE TO HARLOW TOWN CENTER AND STATION
- EPC BAND - C

**Hallway 8'70 x 5'54 (2.44m x 1.52m)**

Laminate flooring, single radiator

**Kitchen 11'67 x 6'80 (3.35m x 1.83m)**

Single glazed window to side aspect, laminate flooring, textured ceiling, a range of base and wall units with roll top work surfaces, range cooker with chimney style extractor fan,

**Lounge / Diner 17'16 x 12'63 (5.18m x 3.66m)**

Double glazed window and French doors to side aspect leading to balcony, single glazed window to rear aspect, laminate flooring, double radiator, TV aerial point, phone point, power points

**Master Bedroom 13'72 x 12'62 (3.96m x 3.66m)**

Single glazed windows to side aspect, double radiator, carpeted, textured ceiling, power points

**Bedroom Two 12'65 x 8'56 (3.66m x 2.44m)**

Single glazed window to side aspect, single radiator, carpeted, textured ceiling, power points

**Study/Bedroom Three 6'62 x 6'44 (1.83m x 1.83m)**

Single glazed window to side aspect, single radiator, carpeted, textured ceiling, power points

**Family Bathroom 6'61 x 6'46 (1.83m x 1.83m)**

Single glazed opaque window to side aspect, tiled flooring, tiled walls, heated towel rail, wash basin with mixer tap, low level WC, panel enclosed bath with mixer tap and thermostatically controlled shower over bath

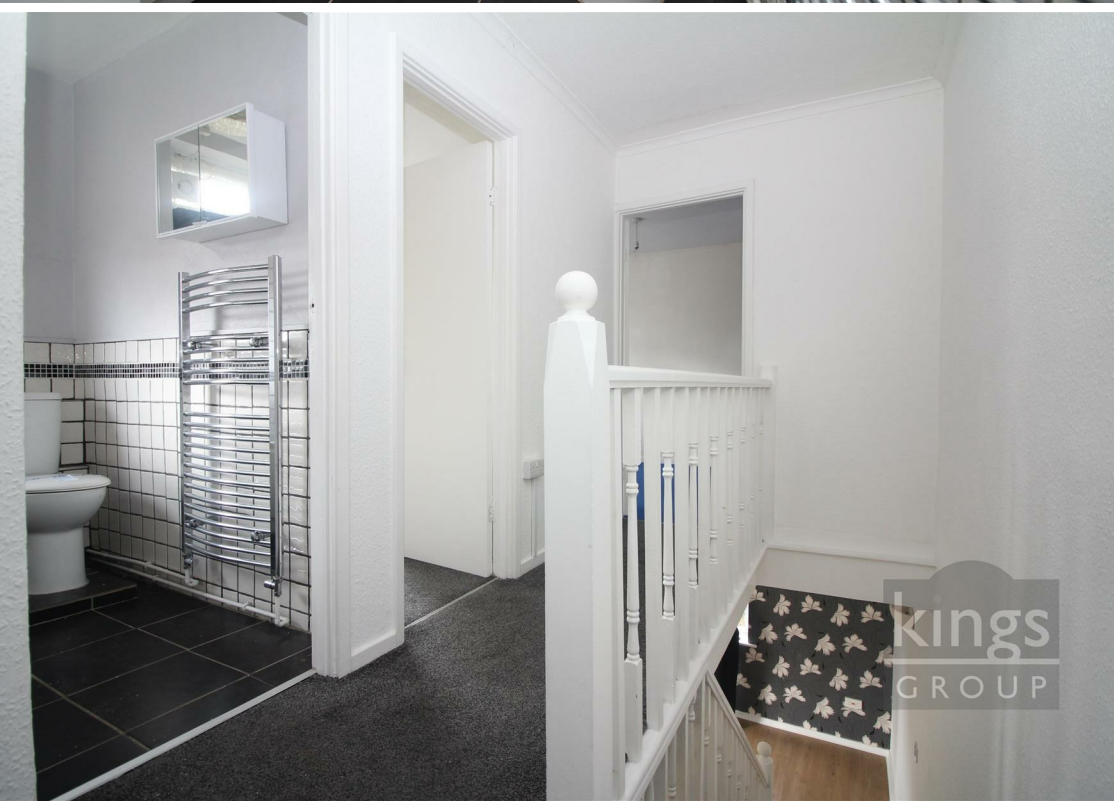




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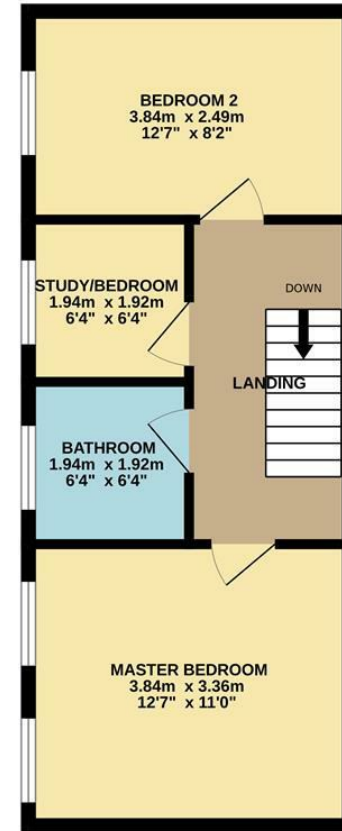
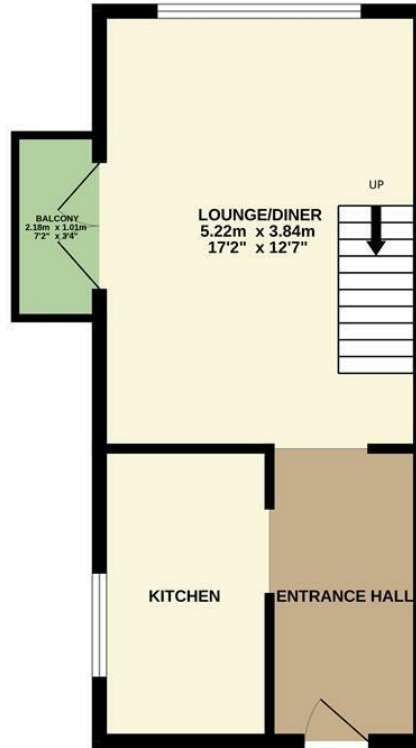
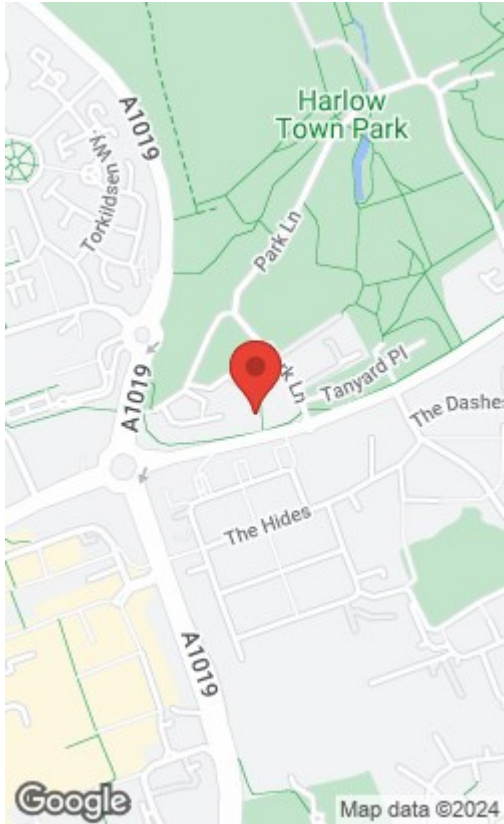


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR  
33.4 sq.m. (360 sq.ft.) approx.

1ST FLOOR  
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA: 70.8 sq.m. (762 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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