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19 Eastgate  
Harlow CM20 1HP  
Tel: 01279 433033

Hobtoe Road, Harlow, CM20 1SU  
Offers In The Region Of £140,000

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS ONE BEDROOM FLAT FOR SALE IN SPRING HILLS, HARLOW, WITH TENANTS IN SITU \*\***

**CALLING ALL INVESTORS**

This fantastic investment opportunity is currently generating an 8% yield. The flat is ideally located close to all of the local amenities including Princess Alexandra Hospital at an 11 minute walk and Harlow Town Train Station less than 20 minutes walk away giving you direct access into London Liverpool Street, Cambridge and Stansted Airport. The property is also 10 minutes walk to Pemberly Primary Academy and 30 minutes walk or 6 minute drive to Burnt Mill Academy making it ideal for young families. As well as all of this you also have Harlow Town Centre less than 20 minute walk away with everything you need right on your doorstep!

The property comprises entrance hall, lounge/diner, kitchen, one double bedroom and a family bathroom with three piece suite. The property also benefits from ample street parking .

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

**Entrance Hallway**

**3.09 x 11.04 (0.91m.2.74m x 3.35m.1.22m)**

UPVC double glazed window to the front aspect, laminated laid flooring. single radiator and power points.

**Lounge**

**13.05 x 16.01 (3.96m.1.52m x 4.88m.0.30m)**

UPVC double glazed window and patio door to the rear aspect leading to the balcony, double radiator, laminated laid flooring, telephone point and power points.

**Fitted Kitchen**

**7.05 x 9.00 (2.13m.1.52m x 2.74m.0.00m )**

UPVC double glazed window to the front aspect, single radiator, laminated laid flooring, tiled walls, base and wall units with a roll top work surfaces, electric oven & hob (untested) sink and drainer unit and power points.

**Bedroom**

**12.04 x 9.01 (3.66m.1.22m x 2.74m.0.30m )**

UPVC double glazed window to the rear aspect, double radiator,

**Bathroom**

**7.05 x 6.02 (2.13m.1.52m x 1.83m.0.61m)**

UPVC double glazed window to the front aspect, tiled flooring, panel enclosed bath with mixer taps, low level WC and tiled walls.

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 484.63 sq. ft.  
( 45.02 sq. m. )



TOTAL FLOOR AREA - 484.63 sq. ft. ( 45.02 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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, appliances and specifications shown here are not guaranteed and are subject to the availability of the relevant supply at the time.  
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