



Kingsland, CM18 6XJ  
Harlow





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GROUP

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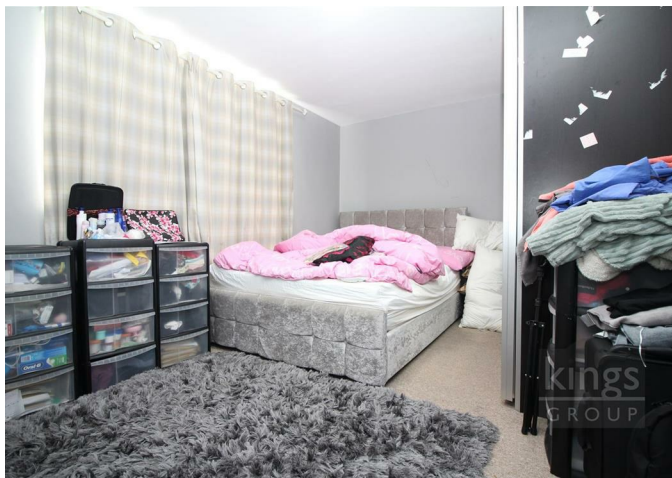
**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, TWO BEDROOM, SECOND FLOOR APARTMENT FOR SALE IN KINGSLAND, HARLOW \*\***

This spacious apartment is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking for a easy purchase to add to their portfolio and achieve a great rental return. Kingsland offers a new owner a wide range of benefits such as being near some of the areas most popular and sought after schools such as Abbotsweld primary School (0.5 miles), St Luke's Catholic Primary School (0.2 miles), Harlow Fields School and College (0.5 miles) and many more all within walking distance making it ideal for families. Another benefit this home has to offer is being very close to the Harlow Town Center offering a wide range of supermarkets, restaurants, banks and many other high street shops within the Harvey Center and in the Town itself. Transport links are also very accessible with local bus stops being a short walk away commuting in and around the local area is very easy and with main roads such as A414, A10 and M11 all under a 5 minute drive away commuting in and out of London is also very easy.

The accommodation comprises of an entrance hallway with storage cupboard, fitted kitchen, lounge/diner, family bathroom and two double bedrooms. The property further benefits from ample street parking and car park to the rear of the block. Also garages are available to rent from Harlow Council.

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

## Offers In The Region Of £215,000



- TWO BEDROOM SECOND FLOOR APARTMENT
- DOUBLE GLAZED THROUGHOUT
- SOUGHT AFTER LOCATION
- EASY ACCESS TO A414 & M11
- COUNCIL TAX BAND - B
- CHAIN FREE
- LOUNGE / DINER
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASE REMAINING - 87 YEARS
- EPC RATING - D

#### **Entrance Hallway**

Laminate flooring, storage cupboard

#### **Kitchen 8'8 x 7'9 (2.64m x 2.36m)**

Double glazed window to side aspect, storage cupboards, a range of base and wall units, integrated cooker, space for fridge/freezer, plumbing for washing machine, sink with single drainer unit, power points

#### **Lounge/Diner 16'11 x 10'8 (5.16m x 3.25m)**

Double glazed window to side aspect, laminate flooring, TV aerial point, phone point, power points,

#### **Family Bathroom 6'1 x 5'7 (1.85m x 1.70m)**

Double glazed opaque window to side aspect, vinyl flooring, low level WC, pedestal wash basin, panel enclosed bath with shower attachment

#### **Master Bedroom 14'1 x 9'8 (4.29m x 2.95m)**

Double glazed window to side aspect, carpeted, power points

#### **Bedroom Two 10'10 x 9'10 (3.30m x 3.00m)**

Double glazed window to side aspect, carpeted, power points







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
55.8 sq.m. (601 sq.ft.) approx.



TOTAL FLOOR AREA : 55.8 sq.m. (601 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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