



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

North Square, Harlow, CM17 9TW
Guide Price £325,000- £350,000

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Kings Group- Church Langley are delighted to offer for sale, this THREE BEDROOM SECOND FLOOR APARTMENT in NORTH SQUARE, situated in the ever so popular Newhall development.

This Immaculately presented apartment is comprised of a spacious open planned kitchen/ lounge benefiting integrated appliances and space for a dining table. The master bedroom benefits from having a modern top of the range en-suite, a further double bedroom and a single bedroom which is currently being used as a home office/study room. In addition to this, the family bathroom benefits from having a three piece suite and a heated towel rail. The apartment also benefits from having two allocated parking spaces and a bike store.

North Square is a sought after road situated within CM17, having shops and amenities close-by, including The Co-op and Tesco supermarket. There is a range of good schooling options such as Newhall Primary Academy, Henry Moore & Church Langley Primary along with sought after secondary schools including Mark Hall, Passmore and Leventhorpe Academies. There is good access to the A414 & M11 (Junction 7A) providing direct links to London, Chelmsford & Stansted.

Ground Rent : £1.00 P/A
Service Charge: £1440 P/A
Estate Charge: £332 P/A
Lease: 250 Years from 1st January 2019 - 245 Years Remaining





Lounge/ Kitchen
23'1 x 12'4 (7.04m x 3.76m)

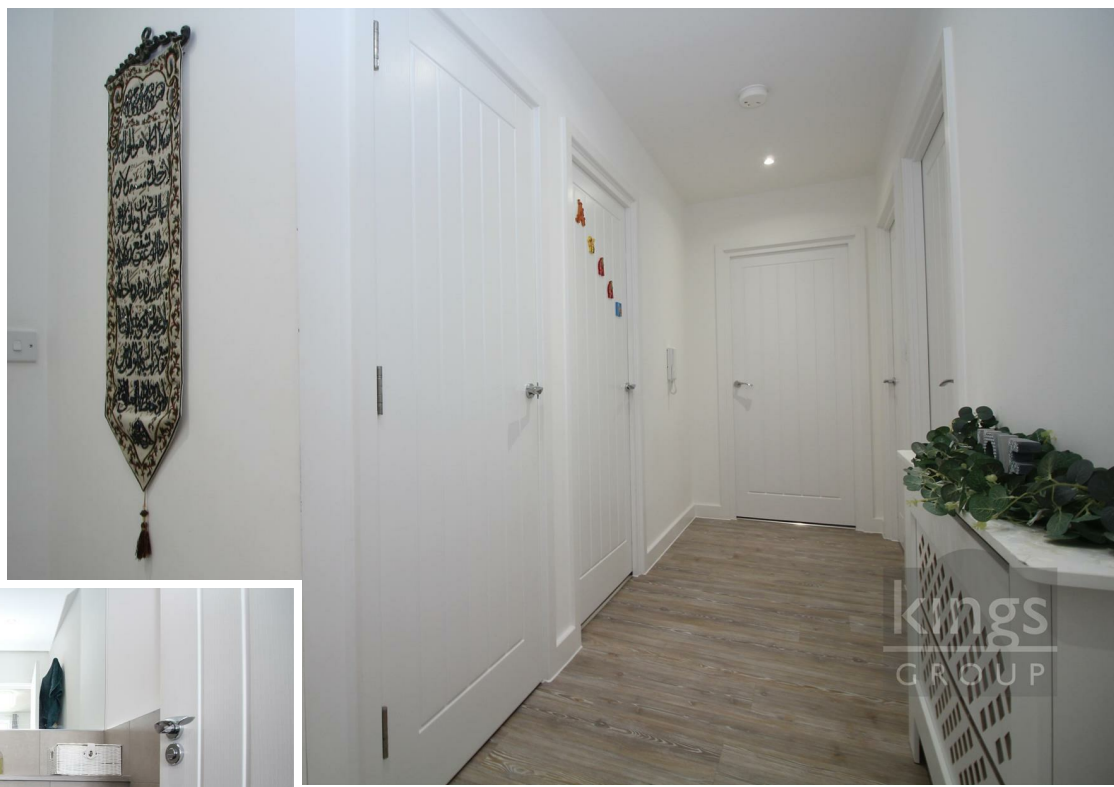
Bedroom 1
17'2 x 11'5 (5.23m x 3.48m)

Bedroom 2
16'4 x 9'11 (4.98m x 3.02m)

Bedroom 3
8'4 x 6'1 (2.54m x 1.85m)

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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





Lets
play



HOUSE RULES

- 1. Be respectful to others.
- 2. Always use the word 'please' and 'thank you'.
- 3. Don't run in the house.
- 4. Don't throw food.
- 5. Don't use bad language.
- 6. Don't be mean to anyone.
- 7. Don't touch anyone's things without permission.
- 8. Don't be late.
- 9. Don't be noisy.
- 10. Don't be messy.
- 11. Don't be disrespectful.
- 12. Don't be rude.
- 13. Don't be selfish.
- 14. Don't be lazy.
- 15. Don't be dishonest.
- 16. Don't be afraid.
- 17. Don't be angry.
- 18. Don't be sad.
- 19. Don't be lonely.
- 20. Don't be alone.

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SECOND FLOOR



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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