



New Pond Street, CM17 9FG
Newhall





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For Sale By Online Auction - Starting Bid £225,000 - Terms & Conditions Apply

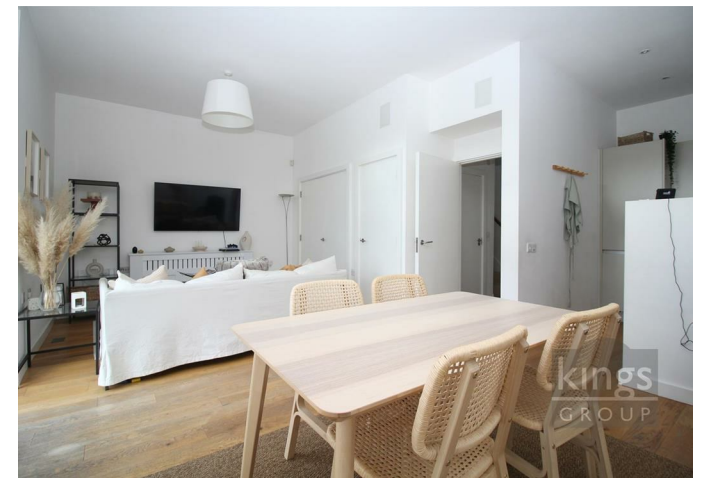
Kings Group - Church Langley are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM SPLIT LEVEL APARTMENT on New Pond Street. Located on the award winning Newhall development, this ideal first time or investment purchase is comprised of: two double bedrooms with en-suite to the master bedroom, family bathroom, downstairs WC and open plan lounge, diner & kitchen. The property also benefits from allocated parking, as well as being a very short walk to local shops and amenities including Co-op & New Ground Cafe. The property falls within the catchment of Newhall Primary School as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. The property is located approx. 1 mile from Harlow Mill station providing direct rail links to Seven Sisters & Liverpool St, as well as being ideally located to access the A414 & M11 offering direct links to London, Chelmsford & Bishops Stortford. To arrange a viewing, please do not hesitate to get in touch.

Kings Group - Church Langley are delighted to welcome to the market on a Chain Free Basis, this charming two-bedroom ground floor split-level Masionette offered with own entrance nestled in the heart of the award winning Newhall Development on New Pond Street.

Boasting an open-plan living space, this home offers a seamless flow from the modern fitted kitchen, equipped with a range of wall and base units and integrated appliances, to the spacious lounge/diner adorned with ample storage cupboards. Convenience is key with a ground floor cloakroom, ideal for guests.

To the first floor you will find a large landing leading you through to master bedroom

Offers In The Region Of £300,000



- Two Bedroom Split Level Apartment
- Open Plan Living
- Downstairs WC
- Walking distance to local shops and amenities
- Ideal First Time or Investment Purchase

- Leasehold
- Allocated Parking
- En-Suite to Master Bedroom
- Ease of Access to A414 & M11
- Catchment of Newhall Primary School

Entrance Hallway 8'47 x 4'01 (2.44m x 1.24m)

Lounge / Diner 22'82 x 10'76 (6.71m x 3.05m)

Kitchen 9'51 x 8'84 (2.74m x 2.44m)

Downstairs WC 12'93 x 12'44 (3.66m x 3.66m)

First Floor Landing 10'89 x 5'95 (3.05m x 1.52m)

Bedroom One 12'93 x 12'44 (3.66m x 3.66m)

En-Suite 7'80 x 2'91 (2.13m x 0.61m)

Bedroom Two 15'21 x 9'42 (4.57m x 2.74m)

Family Bathroom 7'80 x 5'58 (2.13m x 1.52m)





GOLDEN TICKET
[Handwritten notes and sticky papers]

[Handwritten notes on wardrobe door]

17:46

DELUXE SERVICE
[Handwritten notes on laundry bag]
LAUNDRY

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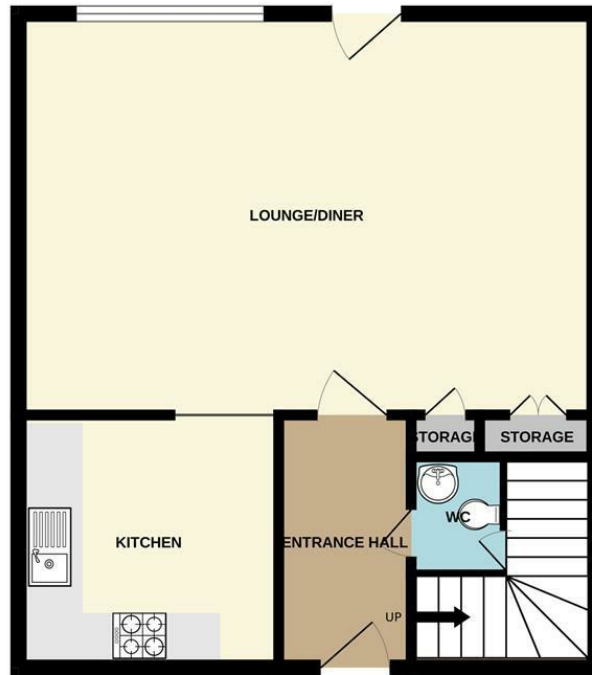
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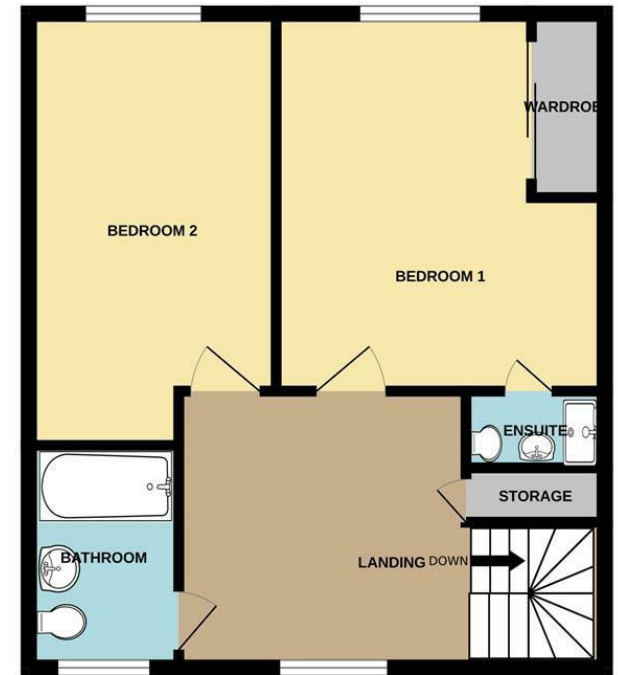
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST 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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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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