



**101 Moor Tower Waterhouse Moor, Harlow  
Offers In The Region Of £165,000 Leasehold**



# 101 Moor Tower Waterhouse Moor, Harlow

19 Eastgate, Harlow, Essex, CM20  
1HP

01279 433033  
[www.kings-group.net](http://www.kings-group.net)

- ONE DOUBLE BEDROOM FLAT
- TENTH FLOOR
- WELL PRESENTED THROUGHOUT
- GROUND RENT £10 PA
- SERVICE CHARGE £1608 PA
- EASY ACCESS TO M11 & A414
- NEW FIRE DOORS THROUGHOUT THE BLOCK
- ALL FIRE SAFETY AND REMEDIAL WORKS COMPLETED AND PAID FOR
- BRAND NEW COMBI BOILER AND HEATING SYSTEM
- RE-WIRED THROUGHOUT

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, ONE DOUBLE BEDROOM APARTMENT, IN MOOR TOWER, HARLOW, CM18 \*\*

This property is located on the tenth floor, accessible with a newly fitted lift, giving amazing views across Harlow. This property would be ideal for First Time Buyers and Investors as it benefits from off street parking and being near to local shops and amenities. This spacious property is just a short walk from Purford Green Primary School and Passmores Academy, also only a short drive from the M11 and A414 making it ideal for anyone looking to commute. The property comprises spacious entrance hall, lounge / diner, kitchen, double bedroom with built in wardrobes, bathroom with new electric shower and ample storage. The property also benefits from a brand new combination boiler and heating system, new radiators and pipe work, recently re-wired throughout and a brand new consumer unit, the property also benefits from hard wired smoke and carbon monoxide alarms, also two brand new lifts installed in 2019 there is a brand new cold water mains inlet installed to the outside of the building and brand new fire doors throughout the flat and the block. All remedial and fire safety works have already been completed and paid for.

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

## **Hallway 12'9 x 3'40 (3.89m x 0.91m)**

Laminate flooring, coved textured ceiling,

## **Lounge 14'92 x 11'84 (4.27m x 3.35m)**

Double glazed window to rear aspect, laminate flooring, TV aerial point, power points, coved, textured ceiling.

## **Kitchen 10'63 x 6'23 (3.05m x 1.83m)**

Window to side aspect, vinyl floor, tiled splash backs, roll top ball and wall units, integrated cooker, electric oven, gas hob, drainer unit sink, integrated fridge freezer, power points.

## **Bedroom 10'44 x 10'98 (3.05m x 3.05m)**

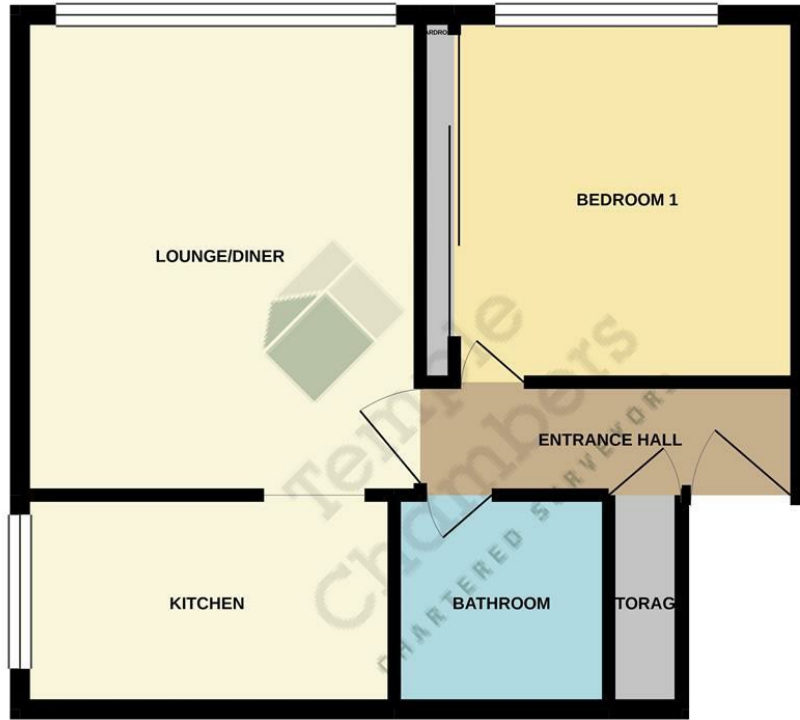
Double glazed window to rear aspect, laminate flooring, built in wardrobes, TV aerial, power points, coved, textured ceiling.

## **Bathroom 4'42 x 5'5 (1.22m x 1.65m)**

Vinyl flooring, electric shower, vanity unit under wash basin, tiled walls, textured ceiling.

Council Tax Band - A  
Flood Risk - Low

GROUND FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 41.4 sq.m. (446 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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