



## Kingsland, Harlow, CM18 6XR Offers In The Region Of £165,000 Leasehold

\*\* KINGS GROUP HARLOW ARE PROUD TO OFFER THIS LARGER THAN AVERAGE, ONE BEDROOM APARTMENT TO THE MARKET, 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 one double bedroom. The property further benefits from ample street parking. Also garages are available to rent from Harlow Council.

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

# Kingsland, Harlow, CM18 6XR

## **Entrance Hallway 6'90 x 3'76 (1.83m x 0.91m)**

Carpeted, single radiator

## **Kitchen 8'74 x 6'97 (2.44m x 1.83m)**

Double glazed window to side aspect, a range of base and wall units with roll top work surfaces, pantry cupboard with combi boiler, vinyl flooring, space for cooker, plumbing for washing machine, power points, all white goods included

## **Lounge 13'86 x 12'32 (3.96m x 3.66m)**

Double glazed window to side aspect, carpeted, double radiator, TV aerial point, phone point, power points, coved textured ceiling

## **Bedroom 13'74 x 8'97 (3.96m x 2.44m)**

Double glazed window to side aspect, coved textured ceiling, carpeted, double radiator, power points

## **Bathroom 7'20 x 2'66 (2.13m x 0.61m)**

Double glazed opaque window to side aspect, panel enclosed bath, low level W.C. pedestal style wash basin, panel enclosed bath with shower over bath, carpeted, extractor fan, single radiator

Council Tax Band - B

EPC Rating - C

Flood Risk - Very Low Risk

GROUND FLOOR  
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA : 46.1 sq.m. (496 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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