



Gladwin Way, CM20 1AS  
Harlow





HAMMERS



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GROUP

## Gladwin Way, CM20 1AS

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, ONE BEDROOM FIRST FLOOR APARTMENT, IN THE HIGHLY SOUGHT AFTER AREA OF GLADWIN WAY, HARLOW, CM20 \*\*

This apartment is located within walking distance of Harlow Town Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. The property is also conveniently located for easy access to local shops and amenities, Harlow town center is a short walk away offering you a variety of 24 hour supermarkets, a wide range of high street shops and restaurants, you are also within easy reach of Harlow's Retail Parks on Edinburgh Way and good road links to the surrounding areas. In our opinion this property would make an ideal first time or investment purchase.

The accommodation comprises of a spacious entrance hallway with two large storage cupboards, open plan lounge / kitchen area with fully fitted modern kitchen, one double bedroom and a family shower room. The property further benefits from having a Juliette Balcony and security entry phone system.

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

### Offers In The Region Of £210,000



- ONE BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- ALLOCATED PARKING
- WITHIN WALKING DISTANCE OF HARLOW TOWN TRAIN STATION
- SERVICE CHARGE - £1500 PA

#### Entrance Hallway

Laminate flooring, two large storage cupboards, single radiator, power points

#### Kitchen / Living Area 19'68 x 13'94 (5.79m x 3.96m )

Double glazed window to front aspect, double glazed French doors to rear aspect leading to Juliette balcony, double radiator, laminate flooring, power points, TV aerial point, phone point. Kitchen area comprises of a range of base and wall units with roll top work surfaces and integrated appliances

#### Bedroom 13'12 x 9'71 (3.96m x 2.74m)

Double glazed window to rear aspect, laminate flooring, power points, double radiator

#### Family Shower Room 7'1 x 6'10 (2.16m x 2.08m)

Double glazed opaque window to front aspect, spotlights, laminate flooring, tiled splash backs, heated towel rail, extractor fan, low level W.C, double shower cubicle with thermostatically controlled shower, wash basin with vanity under unit and mixer tap

- IMMACULATELY PRESENTED THROUGHOUT
- JULIETTE BALCONY
- SOUGHT AFTER TOWN CENTER LOCATION
- LEASE REMAINING - 139 YEARS
- GROUND RENT - £168 PA





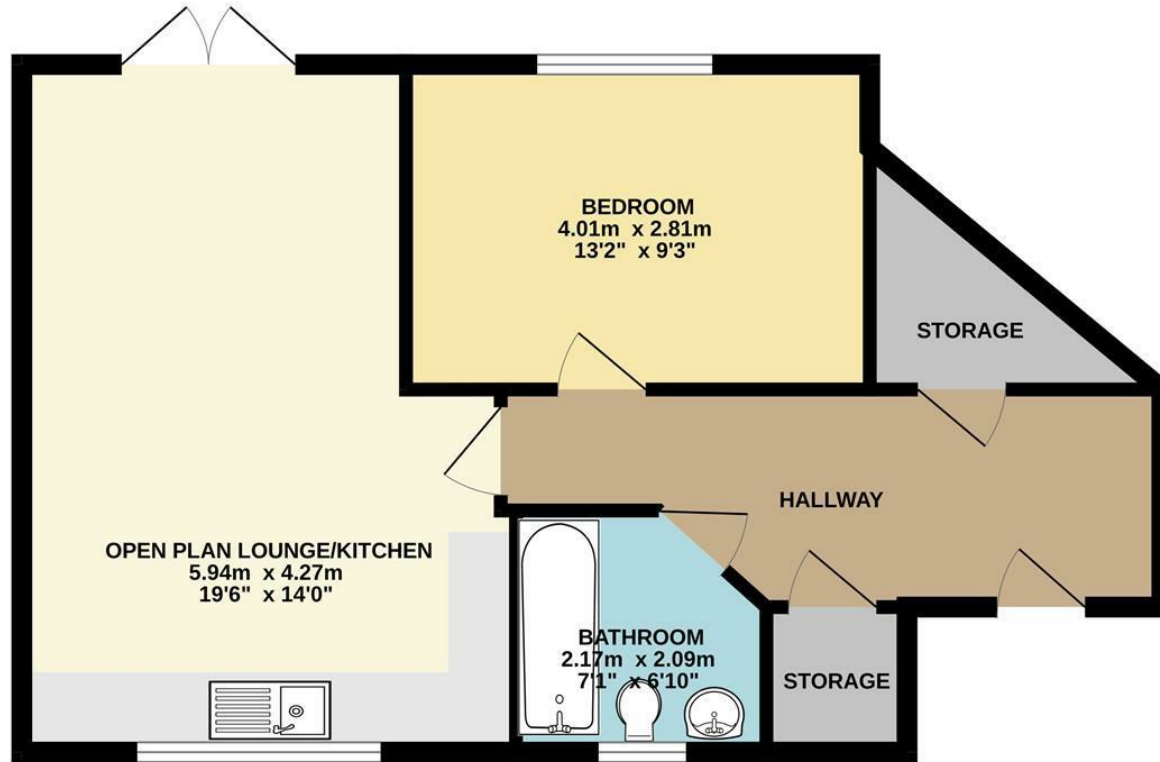




Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR  
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA : 51.4 sq.m. (553 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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