



Torkildsen Way, CM20 1FE  
Harlow





kings  
GROUP

# Torkildsen Way, CM20 1FE

\*\* KINGS GROUP HARLOW ARE TO DELIGHTED TO PRESENT THIS IMMACULATELY PRESENTED, GROUND FLOOR, TWO BEDROOM APARTMENT IN THE HIGHLY SOUGHT AFTER DEVELOPMENT OF TORKILDSSEN WAY, HARLOW \*\*

Welcome to this charming two-bedroom ground floor apartment located on Torkildsen Way, Fifth Avenue. This modern flat boasts a sleek and stylish finish throughout, perfect for those looking for a contemporary living space.

Situated within walking distance to both the station and town center, this property offers convenience and accessibility to all amenities. The addition of a Juliette balcony allows for a lovely spot to enjoy some fresh air and natural light.

The property comprises of a spacious entrance hallway with ample storage, family bathroom with modern three piece suite, two double bedrooms and an open plan kitchen/living area.

One of the standout features of this property is the allocated parking, ensuring you always have a secure spot for your vehicle. Being part of a sought-after development, you can enjoy a sense of community and security in this lovely neighbourhood.

Don't miss out on the opportunity to make this wonderful flat your new home. Contact us today on 01279 433 033 to arrange a viewing and envision yourself living in this fantastic property on Torkildsen Way.

## Offers In The Region Of £250,000



- CHAIN FREE
- MODERN FINISH THROUGHOUT
- ALLOCATED PARKING

- LEASE REMAINING - 137 YEARS
- EPC RATING -B

#### Entrance Hallway

Laminate flooring, storage cupboards

#### Family Bathroom 5'11 x 4'7 (1.80m x 1.40m)

Vinyl flooring, tiled splash backs, double glazed opaque window to side aspect, panel enclosed bath with shower over bath, pedestal style wash basin with mixer tap, low level W.C. heated towel rail

#### Bedroom One 12'5 x 8'7 (3.78m x 2.62m)

Double glazed window to side aspect, carpeted, fitted wardrobes, radiator, power points, TV aerial point

#### Bedroom Two 9'6 x 7'7 (2.90m x 2.31m )

Double glazed window to side aspect, carpeted, fitted wardrobes, radiator, power points, TV aerial point

#### Open Plan Kitchen/Living Area 19'8 x 16'5 (5.99m x 5.00m)

Double glazed windows to side aspect, double glazed French doors to side aspect leading to Juliette balcony, laminate flooring, double radiator, spotlights, TV aerial point, power points. The kitchen area comprises of a range of base and wall units with roll top work surfaces, integrated appliances, sink with mixer tap and single drainer unit, power points

- TWO BEDROOM GROUND FLOOR APARTMENT
- JULIETTE BALCONY
- WALKING DISTANCE OF HARLOW TOWN TRAIN STATION AND TOWN CENTER
- COUNCIL TAX BAND - C
- SERVICE CHARGE AND GROUND RENT - TBC







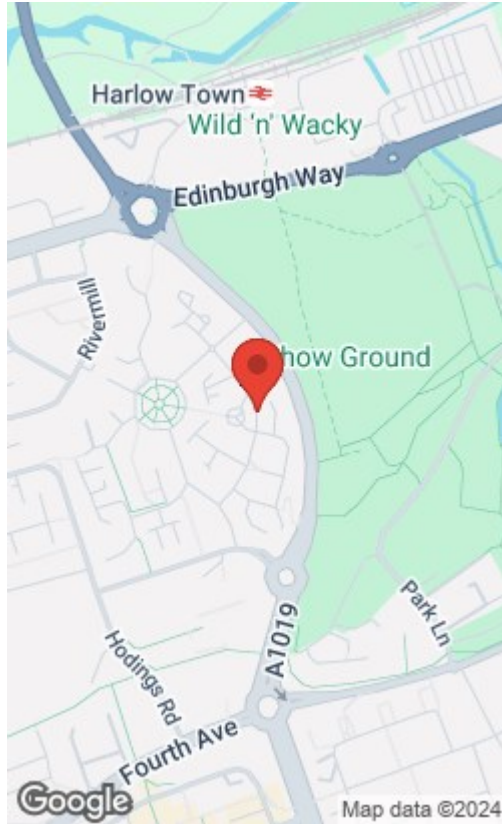


# GROUND FLOOR

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	80	80

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



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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