



www.kings-group.net

19 Eastgate
Harlow CM20 1HP
Tel: 01279 433033

Hobtoe Road, Harlow, CM20 1SU
By Auction £100,000

Being Sold via Secure Sale. Terms & Conditions apply.
Starting offers £100,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS ONE BEDROOM FLAT FOR SALE IN SPRING HILLS, HARLOW ****

The flat is ideally located close to all of the local amenities including Princess Alexandra Hospital at an 11 minute walk and Harlow Town Train Station less than 20 minutes walk away giving you direct access into London Liverpool Street, Cambridge and Stansted Airport. The property is also 10 minutes walk to Pemberly Primary Academy and 30 minutes walk or 6 minute drive to Burnt Mill Academy making it ideal for young families. As well as all of this you also have Harlow Town Centre less than 20 minute walk away with everything you need right on your doorstep!

The property comprises entrance hall, lounge/diner, kitchen, one double bedroom and a family bathroom with three piece suite. The property also benefits from ample street parking .

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

Entrance Hallway

3.09 x 11.04 (0.91m.2.74m x 3.35m.1.22m)

UPVC double glazed window to the front aspect, laminated laid flooring. single radiator and power points.

Lounge

13.05 x 16.01 (3.96m.1.52m x 4.88m.0.30m)

UPVC double glazed window and patio door to the rear aspect leading to the balcony, double radiator, laminated laid flooring, telephone point and power points.

Fitted Kitchen

7.05 x 9.00 (2.13m.1.52m x 2.74m.0.00m)

UPVC double glazed window to the front aspect, single radiator, laminated laid flooring, tiled walls, base and wall units with a roll top work surfaces, electric oven & hob (untested) sink and drainer unit and power points.

Bedroom

12.04 x 9.01 (3.66m.1.22m x 2.74m.0.30m)

UPVC double glazed window to the rear aspect, double radiator,

Bathroom

7.05 x 6.02 (2.13m.1.52m x 1.83m.0.61m)

UPVC double glazed window to the front aspect, tiled flooring, panel enclosed bath with mixer taps, low level WC and tiled walls.

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	

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 484.63 sq. ft.
(45.02 sq. m.)



TOTAL FLOOR AREA - 484.63 sq. ft. (45.02 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these measurements are not guaranteed. All to their own responsibility to verify the information. Made with Mapbox 10/20/19

