



Alexandra Road, CM17 9NU
Harlow





Kings
GROUP

Alexandra Road, CM17 9NU

AVAILABLE 19TH NOVEMBER!

This beautiful apartment is comprised of two double bedrooms, lounge, kitchen (open plan) and family bathroom. The property also benefits from allocated parking and having it's own front door.

An excellent first time or investment purchase, this apartment is located within the catchment area of both Newhall and Church Langley Primary Schools as well as sought after secondary schools including Leventhorpe and Burnt Mill Academies.

There is ease of access to the A414 & M11 providing direct links to London, Chelmsford and Bishops Stortford. Within walking distance you will find a number of local shops and amenities including Tesco, New Ground Café and local convenience store.

** PHOTOS ARE FROM PREVIOUS TENANCY - PROPERTY IS NOW PAINTED WHITE THROUGHOUT **

£1,375 Per Month



- Available 19th November
- Photos are from prior to current tenancy - all walls are freshly painted white
- Integrated white goods
- Open day Monday 23rd September
- Council Tax Band: C

Entrance Hall 11'66 x 3'38 (3.35m x 0.91m)

Reception 17'86 x 12'10 (5.18m x 3.91m)

Bathroom 6'47 x 6'41 (1.83m x 1.83m)

Bedroom One 10'04 x 14'15 (3.15m x 4.27m)

Bedroom Two 14'16 x 8'11 (4.27m x 2.72m)

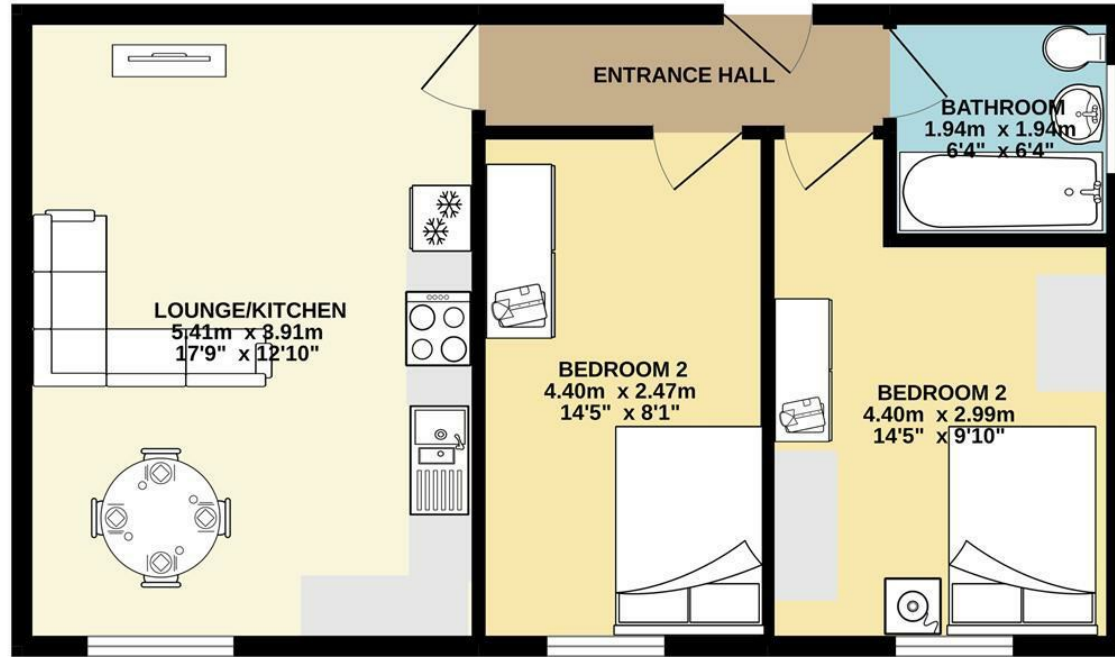
- Double bedrooms
- Allocated Parking - 1 space
- 12 month tenancy with option to renew
- Close to local shops and amenities
- EPC Rating: C



FIRST 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	79	79

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



2 BEDROOM FLAT

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.
Made with Metropix ©2022

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.

19 Eastgate, Harlow, Essex, CM20 1HP

T: 01279 450400

E:

www.kings-group.net

