



Willowfield, CM18 6SD
Harlow

WILLOWFIELD TOWER





kings
GROUP

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** KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS FIFTH FLOOR, ONE BEDROOM APARTMENT IN WILLOWFIELD TOWER, HARLOW **

This spacious apartment would make an ideal first time buyer purchaser for anyone looking to get on the property ladder or an ideal investment for anyone looking to start or expand their property portfolio.

Ideal for a young families the property is only 5 minutes from Abbotsweid Primary School and less than 20 minutes from Stewards Academy. Willowfield is a very popular area as it is close to all of the local amenities including Staple Tye Shopping Centre at less than 15 minutes (0.7 miles) walk away giving you access to supermarket, variety of takeaway restaurants, salon, pharmacy and the Lister Medical Centre. The main town centre is accessible at about a 20 minute walk or less than 10 minute drive (approx. 1 mile) where you will find 24 hour supermarket, further restaurants for walk-in or takeaway, range of high street shops, choice of affordable gyms, salons and cinema. Public transport links are also easily accessible to this property with bus routes throughout Harlow and surrounding areas from the bus stop at the top of the road, Harlow Town Train Station is 2.5 miles from this house giving you direct access into London, Cambridge and Stansted Airport.

The property comprises entrance hall, lounge / diner, kitchen, double bedroom with fitted wardrobes, family bathroom with three piece suite, ample storage. The property further benefits from ample parking and all the fire and remedial works having been carried out.

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

Offers In The Region Of £140,000



- ONE BEDROOM APARTMENT
- LIFT ACCESS
- GREAT INVESTMENT PURCHASE
- EASY ACCESS TO A414 AND M11
- SERVICE CHARGE - £1080 PA

- FIFTH FLOOR
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO HARLOW TOWN CENTER
- FIRE SAFETY AND REMEDIAL WORKS COMPLETED
- GROUND RENT - £10 PA

Entrance Hallway 3'02 x 12'09 (0.97m x 3.89m)

Laminate flooring, power points, two large storage cupboards

Lounge / Diner 14'04 x 11'07 (4.37m x 3.53m)

Double glazed windows to side and rear aspect, laminate flooring, TV aerial point, phone point, power points

Kitchen 6'05 x 10'08 (1.96m x 3.25m)

Double glazed window to side aspect, laminate flooring, a range of base and wall units with roll top granite effect work surfaces, space for fridge/freezer, plumbing for washing washing, space for cooker, power points

Family Bathroom 6'04 x 5'01 (1.93m x 1.55m)

Tiled flooring, pedestal style wash basin, low level WC, panel enclosed bath with shower over bath, tiled splash backs

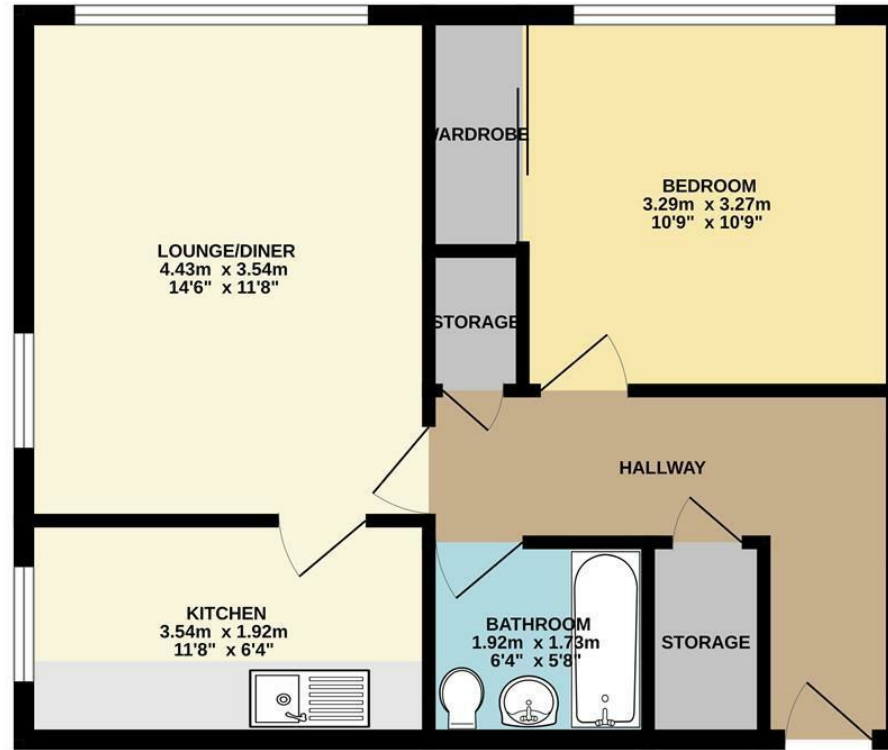
Bedroom 10'04 x 10'09 (3.15m x 3.28m)

Double glazed window to rear aspect, laminate flooring, built in wardrobes, power points

GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.

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	75	78

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		



TOTAL FLOOR AREA: 48.5 sq.m. (522 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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