



Nicholls Field, CM18 6DY
Essex





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT IN NICHOLLS FIELD, HARLOW, CM18 **

In our opinion, this property would make a brilliant investment or first time buyer purchase. Ideal for anyone with young children, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters and just a stone throw away from local Co-Op. Harlow Town Centre is less than 10 minute drive or 30 minute walk away where you will find 24 hour supermarket, range of high street shops, variety of popular restaurants and choice of affordable gyms.

The property comprises entrance hall with storage, larger than average lounge/diner, kitchen, two DOUBLE bedrooms with built-in wardrobes and family bathroom. The property also benefits from good storage throughout, communal garden and ample street parking.

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

Offers In The Region Of
£210,000



- TWO BEDROOM FIRST FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- LARGE STORAGE SHED
- LEASE REMAINING 91 YEARS
- GROUND RENT - £10 PA

Entrance Hall 5'88 x 3'11 (1.52m x 1.19m)

Storage cupboard, meter cupboard, double radiator, laminate flooring, textured ceiling, power points.

Reception 13'63 x 12'99 (3.96m x 3.66m)

Double glazed window to rear aspect, laminate flooring, phone point, TV aerial, power points, textured coved ceiling, storage cupboard.

Dining Area 7'86 x 5'74 (2.13m x 1.52m)

Double glazed window to front aspect, double radiator, laminate flooring, textured coved ceiling, smoke alarm, power points.

Kitchen 6'88 x 10'11 (1.83m x 3.33m)

Double glazed window to rear aspect, radiator, laminate flooring, tiled splash back walls, base and wall units with roll top surfaces, integrated cooker, electric oven, gas hob, drainer unit sink, space for fridge freezer, plumbing for washing machine and dishwasher, textured coved ceilings, power points.

Hallway 8'65 x 2'99 (2.44m x 0.61m)

Laminate flooring, smoke alarm, coved ceiling.

Family Bathroom 5'93 x 5'48 (1.52m x 1.52m)

Double glazed window to front aspect, single radiator, laminate flooring, extractor fan, panel enclosed bath, thermostatically controlled shower, pedestal wash basin, low level W.C, tiled walls, spotlights.

Master Bedroom 11'09 x 10'23 (3.58m x 3.05m)

Double glazed window to rear aspect, single radiator, laminate flooring, built in wardrobes, power points, coved ceilings, spotlights.

Bedroom Two 8'85 x 10'62 (2.44m x 3.05m)

- TWO DOUBLE BEDROOMS
- IDEAL INVESTMENT PURCHASE
- COMMUNAL GARDEN
- SERVICE CHARGE - £600 PA
- EPC RATING - C

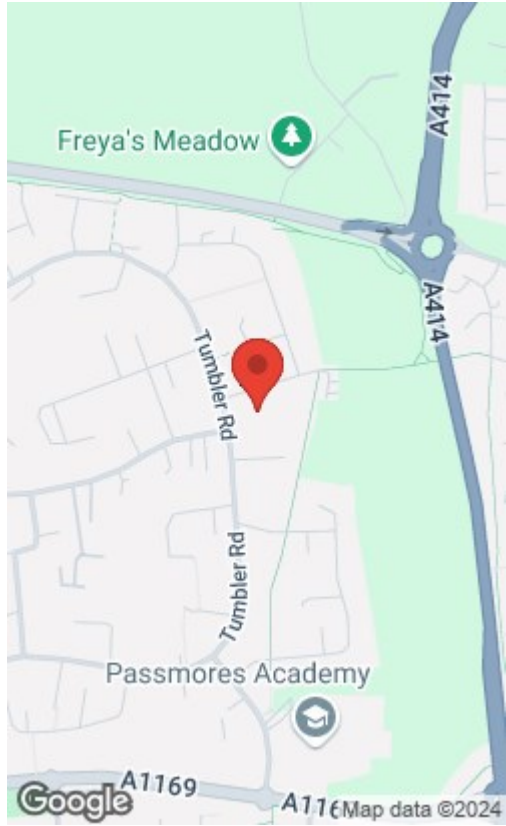
Double glazed window to front aspect, single radiator, laminate flooring, built in wardrobes, power points, textured coved ceiling.



GROUND FLOOR 54.0 sq.m. (581 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	73	78

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		



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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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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