



Quiet Lane, CM17 9TT  
Harlow









## Quiet Lane, CM17 9TT

Kings Group are pleased to present this well-appointed one-bedroom ground floor apartment, situated in a quiet lane within the highly desirable Newhall development, built by Countryside. The property benefits from one allocated parking space along with plenty of visitor spaces, providing convenience for both residents and guests. Located in a peaceful, well-maintained area, this apartment offers an ideal opportunity for first-time buyers or those looking to downsize.

The home welcomes you with an inviting entrance hall that leads into a bright and spacious open-plan lounge, kitchen, and dining area. The modern kitchen is fitted with integrated appliances and designed to a high standard, offering a seamless blend of style and functionality. The layout is bright and airy, with natural light flooding the living space to create a warm and comfortable atmosphere throughout.

Further benefits include a generously sized double bedroom and a contemporary family bathroom complete with a three-piece suite. The property is perfectly positioned close to local shops, schools, and amenities, while also offering excellent transport links via the nearby M11 and M25. With direct access to London, Stansted Airport, and Cambridge, this home combines comfort, convenience, and connectivity in one attractive package.

Service Charge: £1140 Per Annum ( £95 per month)  
Ground Rent: £1 Per Annum  
Estate Charge: £396 Per Annum ( £33 per month)

## Offers In The Region Of £250,000



- **ONE BEDROOM GROUND FLOOR APARTMENT**
- **123 YEARS REMAINING ON THE LEASE**
- **MODERN THROUGH OUT**
- **CLOSE TO LOCAL SCHOOLS & AMENITIES**
- **SPACIOUS DOUBLE BEDROOM**

### **Quiet Lane**

Quiet Lane is a contemporary residential street nestled within the Newhall development in Harlow. This area is characterized by its modern architecture, diverse housing options, and convenient access to local amenities and transport links.

### **Entrance Hall**

Amtico flooring, storage cupboard with plumbing for a washing machine, power point, single radiator.

### **Kitchen 9'52 x 6'80 (2.74m x 1.83m)**

Double glazed window to the side aspect, amtico flooring, a range of wall and base units with flat top worksurfaces, integrated cooker, electric oven, electric hob, integrated extractor fan, double drainer unit, integrated dishwasher, integrated fridge freezer, spotlights, power points.

### **Lounge/Diner 11'50 x 17'32 (3.35m x 5.18m)**

Double glazed window to the rear and side aspect, amtico flooring, single radiator, power points.

### **Bedroom One 11'54 x 13'37 (3.35m x 3.96m)**

Double glazed window to the rear aspect, single radiator, carpeted flooring, power points.

### **Family Bathroom 7'22 x 6'50 (2.13m x 1.83m)**

Spotlights, tiled walls, tiled flooring, heated towel rail, extractor fan, panel enclosed bath with mixer tap, thermostatic controlled shower, wash basin with mixer tap, low level W.C, shaver point.

Build: Standard Construction - Brick & Tile

Flood Risk: Rivers & Seas- Low, Surface Water - Low

Parking: One Allocate Parking Space

Tenure: Leasehold

- **ONE ALLOCATED PARKING**
- **OPEN PLANNED LOUNGE/KITCHEN**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **CLOSE TO THE M11/M25**

Lease Remaining: 123 Years

Service Charge: £1140 Per Annum ( £95 per month)

Ground Rent: £1 Per Annum

Estate Charge: £396 Per Annum (£33 Per Month)

### **Schools/Transport Links**

Primary Schools:

Fawbert and Barnard's Primary School (0.34 miles),

Newhall Primary Academy ( 0.45 miles)

Secondary Schools:

Mark Hall Academy(0.16 miles), St Nicholas School (0.87 miles)

Motorways:

M11 J7 (2.41 miles), M11 J7A (1.55 miles)

Train stations:

Harlow Mill Rail Station (0.86 miles), Harlow Town Rail Station(1.69 miles)





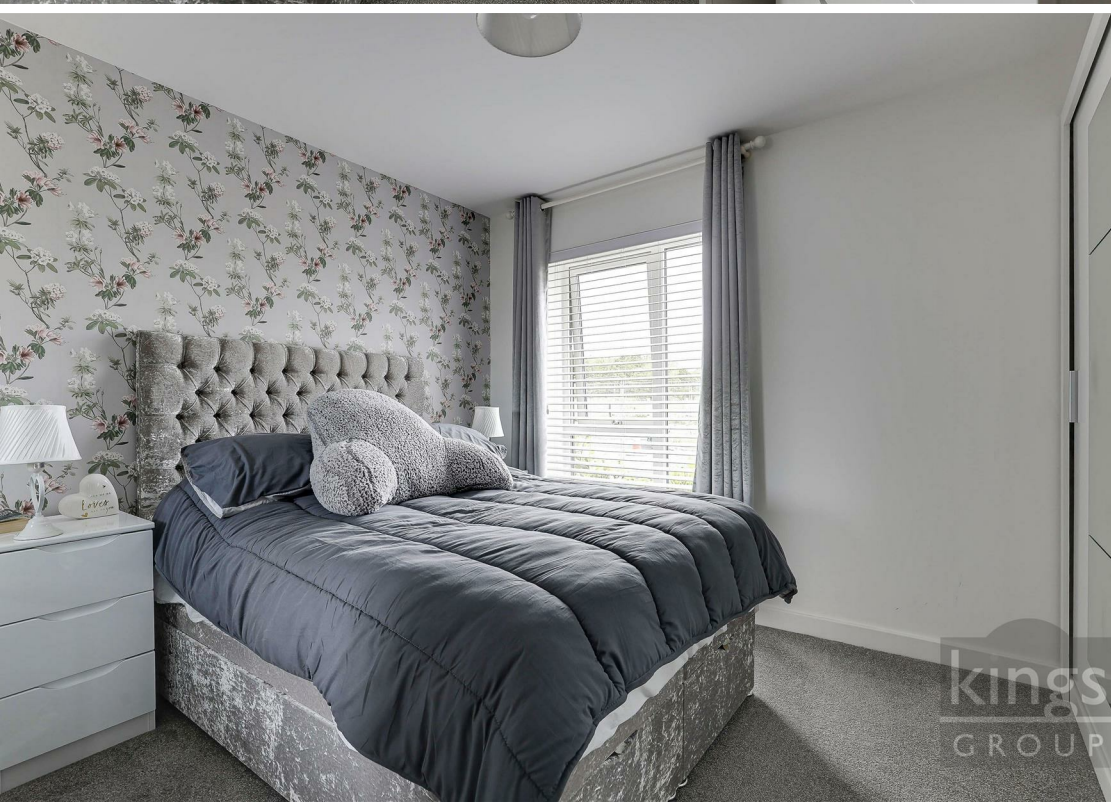






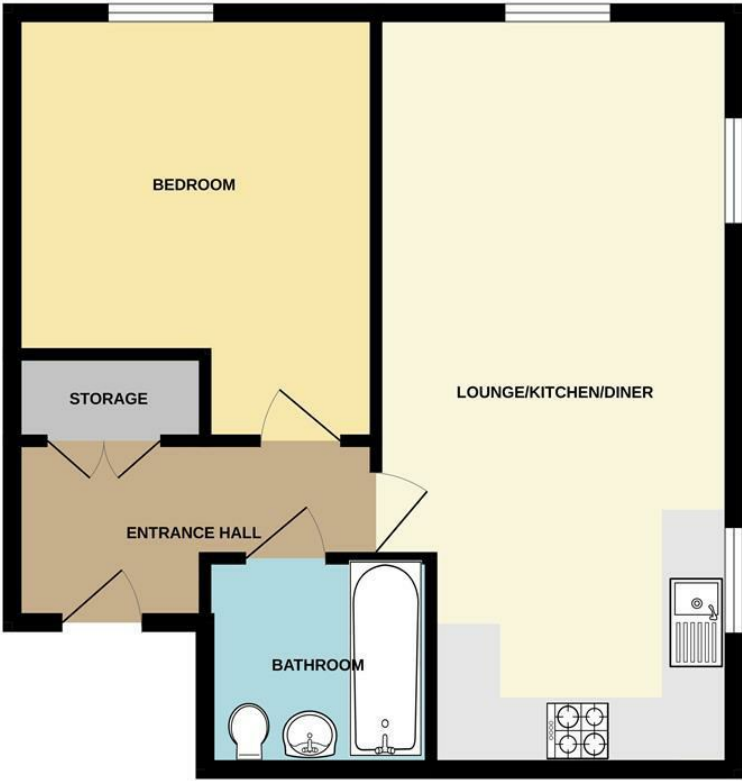
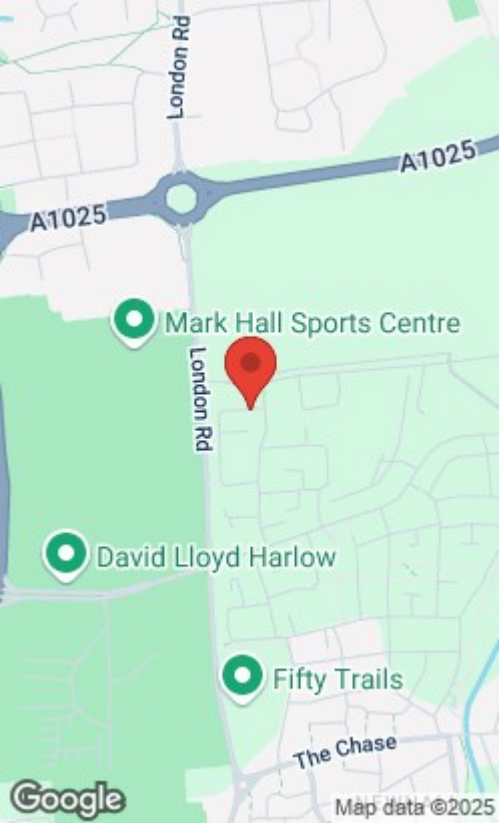
kings  
GROUP







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82 plus) <b>A</b>			(82 plus) <b>A</b>		
(61-81) <b>B</b>			(81-81) <b>B</b>		
(49-60) <b>C</b>			(69-80) <b>C</b>		
(35-48) <b>D</b>			(55-68) <b>D</b>		
(29-34) <b>E</b>			(39-54) <b>E</b>		
(21-28) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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