



Redstart Drive, CM17 OSL
Harlow





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Kings Group are delighted to offer this SPACIOUS and well-presented TWO BEDROOM SECOND FLOOR APARTMENT located in the popular Gilden Park development on Fieldfare Way, Harlow. This modern home benefits from two allocated parking spaces as well as visitor bays, and is ideally situated close to local shops, schools, and other essential amenities. With excellent road access via the new M11 Junction 7a, this property is perfectly placed for commuters, offering direct links to London, Stansted Airport, and Cambridge.

Upon entering the apartment, you are welcomed by an inviting entrance hall complete with a handy storage cupboard. The hallway leads through to a bright and spacious open-plan kitchen/lounge/diner, ideal for modern living and entertaining. The contemporary fitted kitchen features a range of wall and base units with integrated appliances, while the generous lounge area offers direct access to a private balcony, perfect for relaxing outdoors.

The apartment boasts two double bedrooms, with the master bedroom benefitting from built-in wardrobes for added convenience. Offered with a LONG LEASE of 121 years, this property represents an ideal purchase for a FIRST TIME BUYER. Additional charges include a service charge of approx. £1,600 per annum, a ground rent of £1 (peppercorn), and an estate charge of approx. £120 per annum.

Early viewing is highly recommended to appreciate the space and quality this home offers.

Offers In The Region Of £295,000



- **TWO BEDROOM SECOND FLOOR APARTMENT**
- **TWO ALLOCATED PARKING SPACES**
- **WELL PRESENTED THROUGH OUT**
- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **CLOSE TO M11/M25 VIA JUNCTION 7A**

Fieldfare Way

Fieldfare Way is situated within Gilden Park, a contemporary residential development in Harlow, Essex. This area offers a blend of modern housing and convenient access to local amenities, making it an attractive location for families and professionals alike.

Residents of Fieldfare Way have access to local shops and amenities, including the nearby Churchgate Street and Old Harlow shopping precincts. Additionally, there is a temporary shop within Gilden Park to serve the community's convenience needs.

The nearest train station is Harlow Mill, approximately 0.6 miles from Fieldfare Way. This station provides direct services to London Liverpool Street, Cambridge, and Stansted Airport, facilitating easy commutes and travel. Fieldfare Way benefits from proximity to the newly opened M11 Junction 7a, enhancing road connectivity to London and other regions.

Entrance Hall

Amtico flooring, single radiator, power points, storage cupboard, loft access.

Bedroom One 15'95 x 10'23 (4.57m x 3.05m)

Double glazed window to side aspect, radiator, carpeted flooring, power points.

Bedroom Two 10'41 x 15'57 (3.05m x 4.57m)

Double glazed window to side aspect and rear aspect, radiator, carpeted flooring, power points.

Family Bathroom 7'20 x 6'60 (2.13m x 1.83m)

Double glazed window to rear aspect, tiled splash backs, heated towel rail, vinyl flooring, wash hand basin with mixer taps, low level W.C, panel enclosed bath with mixer taps and thermostatic controlled shower, extractor fan, shaver point.

- **PRIVATE BALCONY**
- **119 YEARS REMAINING ON THE LEASE**
- **DOUBLE BEDROOMS**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**

Open Planned Kitchen/Lounge/Diner 15'88 x 17'93 (4.57m x 5.18m)

Lounge:

Double glazed window to front and side aspect, door to balcony, Amtico flooring, storage cupboard, double radiator, power points.

Kitchen:

Amtico flooring, a range of wall and base units with flat top work surfaces, integrated cooker, electric oven, gas hob, hood extractor fan, double drainer unit, integrated fridge freezer, integrated dishwasher, power points.

Schools/Transport Links

Primary Schools:

Harlowbury Primary School (0.43 miles), Churchgate Church of England Voluntary Aided Primary School (0.59 miles)

Secondary Schools:

St Nicholas School (0.72 miles), Mark Hall Academy (1.01 miles)

Train stations:

Harlow Mill Rail Station (0.68 miles),

Motorways:

M11 J7A (0.95 miles), M11 J7 (3.27 miles)

Build: Standard Construction - Brick and Tile

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

Tenure: Leasehold

Lease Term: 119 Years Remaining

Service Charge: Approx. £1600 Per Annum

Ground Rent: £1 (Peppercorn)

Estate Charge: Approx. £120 Per Annum

Parking: Two Allocated Parking Spaces



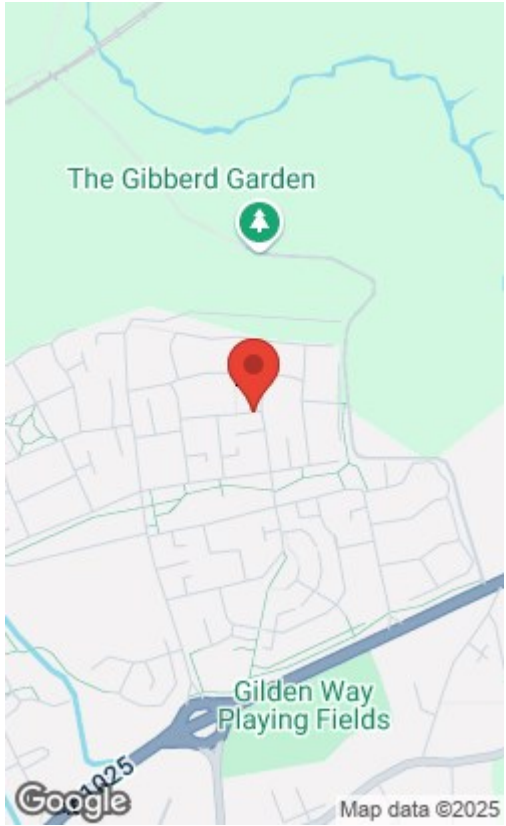


kings
GROUP





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	EU Directive 2002/91/EC



SECOND FLOOR



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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