

Church End, CM19 5PG
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS CHAIN FREE, ONE BEDROOM, FIRST FLOOR APARTMENT IN CHURCH END, HARLOW, CM19 ****

Nestled in the charming area of Church End, Harlow, this delightful first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, featuring a welcoming entrance hallway that leads to a fitted kitchen, a comfortable lounge, a spacious double bedroom, and a bathroom equipped with a three-piece suite.

Storage is plentiful throughout the flat, ensuring that all your belongings can be neatly organised. Additionally, residents will benefit from ample street parking, making it convenient for both you and your guests. The communal gardens provide a lovely outdoor space to relax and enjoy the fresh air, while the proximity to local shops and amenities ensures that daily necessities are just a stone's throw away.

Situated near Harlow town centre, this property offers easy access to the A414 and M11, making it ideal for commuters. With 84 years remaining on the lease and a service charge and ground rent of approximately £1,050 per annum, this flat represents a sound investment in a vibrant community.

In summary, this one-bedroom first-floor apartment is a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in Harlow.

Call us today on 01279410084 to arrange your viewing.

Offers In The Region Of £160,000



- ONE BEDROOM FIRST FLOOR FLAT
- IDEAL FIRST TIME BUYER PURCHASE/INVESTMENT
- AMPLE STREET PARKING
- NEARBY SHOPS AND AMENITIES
- LEASE REMAINING - 84 YEARS

- CHAIN FREE
- AMPLE STORAGE
- CLOSE TO HARLOW TOWN CENTRE
- EASY ACCESS TO A414 & M11
- SERVICE CHARGE AND GROUND RENT - £1050 APPROX

Property Information

Tenure - Leasehold

Construction Type - Brick Built

Flood Risk - Rivers and Seas - Very Low - Surface Water - High

Service Charge - £1050

Ground Rent - £10

Lease Remaining - 84 Years

Council Tax Band - B

EPC Rating - C

Ample street parking, communal gardens

Entrance Hallway 11'24 x 2'74 (3.35m x 0.61m)

Laminate flooring, storage cupboard

Family Bathroom 6'42 x 8'14 (1.83m x 2.44m)

Double glazed opaque window to front aspect, tiled flooring, part tiled walls, panel enclosed bath with thermostatically controlled shower over bath, pedestal style wash basin, low level flush W.C. double radiator, textured ceiling

Kitchen 8'37 x 11'45 (2.44m x 3.35m)

Double glazed window to front aspect, Vinyl flooring, a range of base and wall units with roll top work surfaces, space for fridge/freezer, plumbing for washing machine, integrated electric oven and gas hob, chimney style extractor fan, sink with single drainer unit, combination boiler, power points

Lounge 14'78 x 11'46 (4.27m x 3.35m)

Double glazed window to rear aspect, laminate flooring, double radiator, coved textured ceiling, power points, TV aerial point, phone point

Bedroom 10'08 x 11'14 (3.25m x 3.35m)

Double glazed window to rear aspect, carpeted, double radiator, power points

External

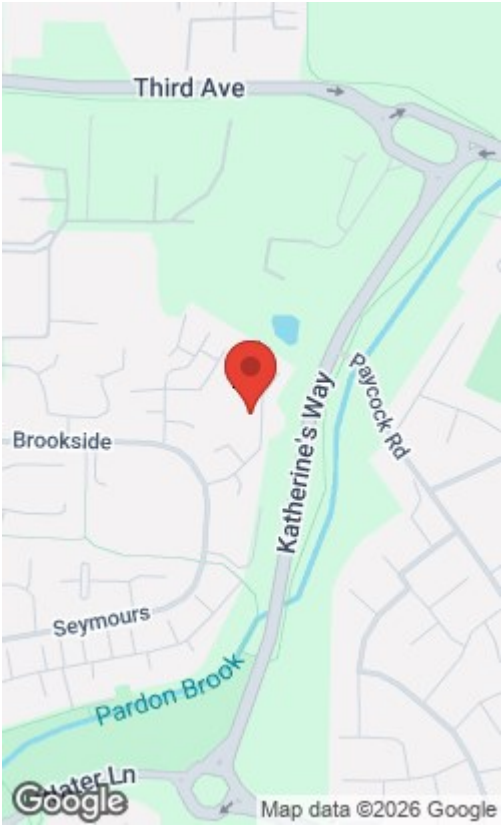




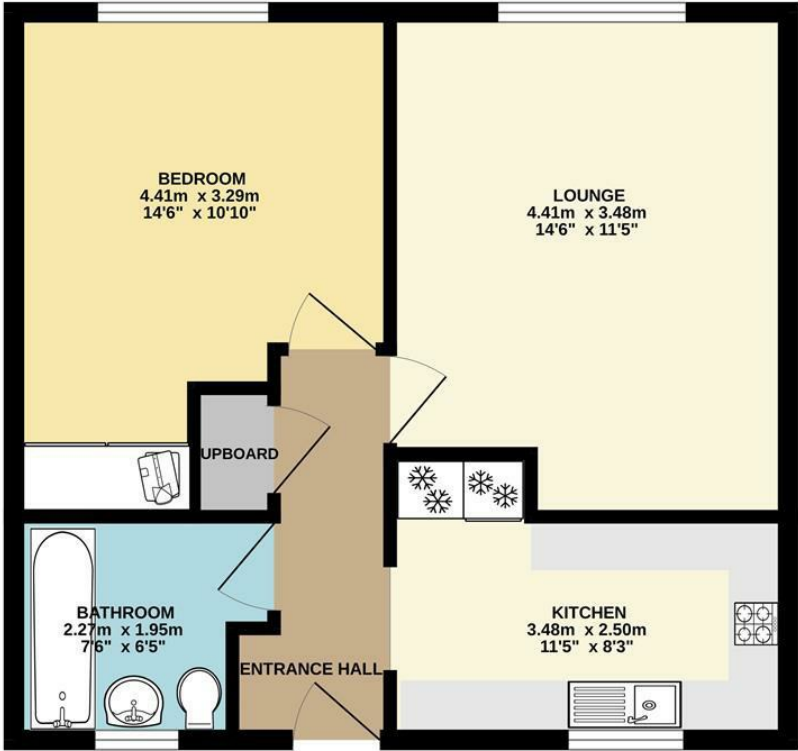




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 43.1 sq.m. (464 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 MISDESCRIPTONS 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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