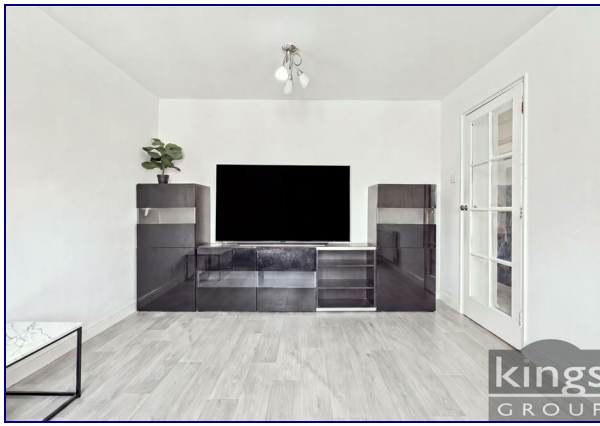








www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Parsonage Leys, Harlow, CM20 3PN
Offers In Excess Of £140,000

** KINGS GROUP ARE DELIGHTED TO OFFER THIS SPACIOUS, SECOND FLOOR, ONE BEDROOM APARTMENT BEING SOLD WITH TENANTS IN SITU, IN PARSONAGE LEYS, HARLOW, CM20 **

Nestled in the desirable area of Parsonage Leys, Harlow, this charming one-bedroom flat on the second floor presents an excellent opportunity for investors. Being sold with tenants in situ, the property generates a rental income of £1,075 per calendar month, offering an attractive yield of approximately 9%.

Upon entering, you will find a spacious lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features a well-appointed fitted kitchen, ideal for those who enjoy cooking, alongside a family bathroom equipped with a three-piece suite for your convenience. The large double bedroom boasts built-in storage, ensuring that space is maximised and clutter is kept to a minimum.

Externally, the property benefits from ample street parking and designated parking bays, making it easy for residents and visitors alike. The sought-after CM20 location is a significant advantage, as it is conveniently situated near local shops, essential amenities, reputable schools, and excellent transport links, ensuring that everything you need is within easy reach.

This flat is not only a comfortable living space but also a sound investment in a thriving community. Whether you are looking to expand your property portfolio or purchase a ready set up investment property this flat is certainly worth considering.

To avoid disappointment call us today to arrange your viewing.

Property Information

Tenure - Leasehold
Construction Type - Brick Built
Flood Risk - Rivers and Seas - Very Low - Surface Water - Very Low
Council Tax Band - B
EPC Rating - C
Lease Remaining - 87 Years
Service Charge - £952.92 PA
Ground Rent - £10 PA

Entrance Hallway

9'76 x 5'02 (2.74m x 1.57m)

Single radiator, tiled flooring, power points.

Lounge

15'08 x 10'93 (4.78m x 3.05m)

Double glazed window to the front aspect, coved and textured ceiling, single radiator, laminate flooring, TV aerial point, phone point, power points.

Kitchen

10'93 x 6'16 (3.05m x 1.83m)

Double glazed window to the rear aspect, tiled flooring, tiled splash backs, a range of wall and base units with roll top worksurfaces, integrated cooker, electric oven and induction hob, hood extractor fan, double drainer unit, plumbing for washing machine, space for fridge freezer, coved ceiling, power points

Bedroom

14'36 x 8'77 (4.27m x 2.44m)

Double glazed window to the side aspect, single radiator, laminate flooring, built in storage cupboard, power points

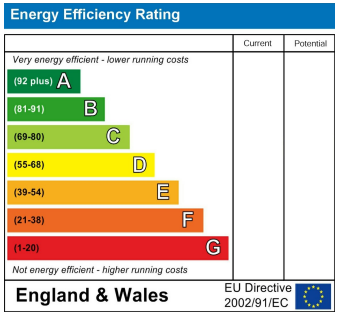
Family Bathroom

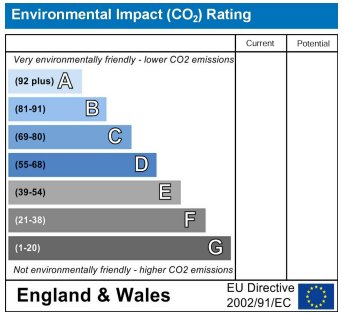
10'70 x 5'13 (3.05m x 1.52m)

Double glazed window to the rear aspect, coved ceiling, heated towel rail, tiled flooring, panel enclosed bath with mixer taps and shower over bath, wash basin with mixer taps with vanity unit underneath, low level W.C, extractor fan.

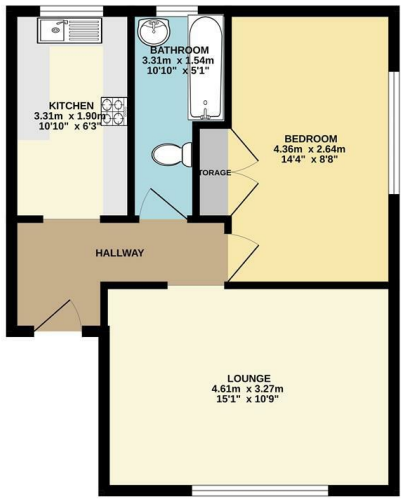
External

Ample street parking and parking bays





SECOND FLOOR
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 42.6 sq.m. (459 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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