



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Arkwrights, Harlow, CM20 3NB
Offers In Excess Of £200,000

**** KINGS GROUP ARE DELIGHTED TO OFFER THIS SPACIOUS, GROUND FLOOR, TWO BEDROOM APARTMENT IN THE POPULAR CM20 LOCATION OF ARKWRIGHTS, HARLOW ****

In our opinion this property would make an ideal purchase for any first time buyers looking to get on the property ladder or any investors looking to add to their portfolio due to its CM20 location. This spacious flat has been well maintained throughout. Due to the location this property would be ideal for young families as you have good local schooling with Freshwaters Primary Academy at less than 10 minute walk (0.8 miles) and Burnt Mill Academy at about 15 minutes walk (0.8 miles) away. Also ideally located for commuters, this property is less than 3 miles (about 6 minute drive) from the M11 giving you direct access into London and Cambridge as well as Stansted Airport. Harlow Town Train Station is 1.5 miles from the property accessible at about 30 minutes walk or 6 minute drive. With Harlow Town Centre less than a mile away you have everything you need on your doorstep. The town centre offers 24 hour supermarket, range of high street shops, variety of popular restaurants, salons, pharmacies, choice of affordable gyms and a cinema. You also have Princess Alexandra Hospital and Harlow Leisurezone.

The accommodation comprises of an entrance hallway with ample storage, two double bedrooms, a family bathroom with three piece suite, a recently fitted kitchen and a spacious lounge/diner. Externally the property comprises of a communal garden with a brick built storage shed and ample street parking.

To avoid disappointment call us today to arrange your viewing.

Property Information

- Tenure - Leasehold
- Construction Type - Brick Built
- Lease Remaining - 101 Years
- Service Charge - £1004 PA
- Ground Rent - £10 PA
- EPC Rating - D
- Council Tax Band - B
- Flood Risk Rivers and Seas - Very Low
- Surface water - Very Low

Entrance Hallway
19'46 x 2'70 (5.79m x 0.61m)

Laminate flooring, storage cupboard, double radiator, power point

Lounge/Diner
10'13 x 19'33 (3.05m x 5.79m)

Double glazed window to side aspect, double glazed door to side aspect leading to communal garden, laminate flooring, 2x double radiators, coved textured ceiling, TV aerial point, phone point, power points

Kitchen
11'39 x 6'25 (3.35m x 1.83m)

Double glazed window to side aspect, single radiator, tiled flooring, a range of base and wall units with flat top work surfaces, tiled splash backs, integrated electric oven with induction hob, space for fridge/freezer, plumbing for washing machine, extractor hood, textured ceiling, power points

Master Bedroom
13'31 x 10'02 (3.96m x 3.10m)

Double glazed window to side aspect, single radiator, laminate flooring, power points

Bedroom Two
10'17 x 10'63 (3.05m x 3.05m)

Double glazed window to side aspect, double radiator, laminate flooring, power points, built in wardrobe and storage cupboard

Family Bathroom
6'89 x 5'44 (1.83m x 1.52m)

Double glazed opaque window to side aspect, textured ceiling, double radiator, panel enclosed bath with electric shower over bath, pedestal style wash basin, low level flush W.C. extractor fan, extractor fan

External

Communal garden, ample street parking, brick built storage shed

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	

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	

GROUND FLOOR
 52.9 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA: 52.9 sq.m. (569 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any purpose other than a guide only. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and for general use.
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