



Elms Court, CM18 7JU
Harlow



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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS SPACIOUS SECOND FLOOR, TWO BEDROOM, TWO BATHROOM APARTMENT IN THE SOUGHT AFTER DEVELOPMENT OF ELMS COURT, HARLOW, CM18 ****

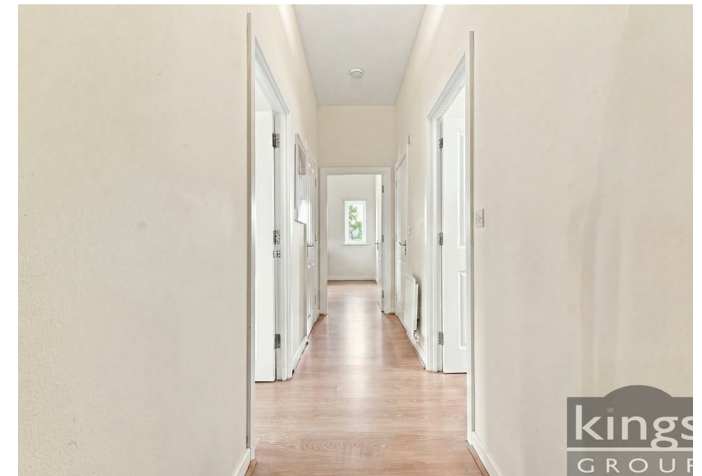
Welcome to this charming second-floor apartment located in the desirable Elms Court. This spacious flat boasts two well-proportioned bedrooms, including a master suite with an en-suite shower room, providing both comfort and privacy. The high ceilings throughout the apartment create an airy and inviting atmosphere, making it a perfect retreat for modern living, with additional loft space for extra storage.

The open-plan living area is a standout feature, seamlessly combining the lounge and kitchen, ideal for entertaining or simply enjoying a quiet evening at home. A delightful Juliette balcony off the lounge allows natural light to flood the space, enhancing the overall sense of openness.

In addition to its appealing interior, this property comes with the convenience of an allocated parking space, ensuring that you have a secure place for your vehicle. The location is particularly advantageous, situated close to local shops and amenities, making daily errands a breeze. Furthermore, it falls within the catchment area of sought-after schools, making it an excellent choice for families.

With easy access to the A414 and M11, commuting to nearby towns and cities is straightforward, adding to the overall appeal of this lovely apartment. This property is not just a home; it is a lifestyle choice in a vibrant community. Do not miss the opportunity to make this delightful flat your own.

Asking Price £215,000



- **TWO BEDROOM SECOND FLOOR APARTMENT**
- **ALLOCATED PARKING**
- **JULIETTE BALCONY**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **LEASE REMAINING 105 YEARS**

Property Information

Tenure - Leasehold

Construction Type - Brick Built (Standard Construction)

Flood Risk (Rivers and Seas) - Very Low - Surface Water - Low

Lease Remaining - 105 Years

Service Charge - £1250 PA

Ground Rent - £390 PA

EPC Rating - C

Council Tax Band - C

Parking - One allocated Space

Loft access

Entrance Hallway 15'19 x 3'53 (4.57m x 0.91m)

Single radiator, smoke alarms, laminate flooring, loft access

Master Bedroom 10'73 x 9'98 (3.05m x 2.74m)

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

En-Suite 7'81 x 3'20 (2.13m x 0.91m)

Double glazed opaque window to side aspect, single radiator, laminate flooring, part tiled walls, pedestal style wash basin with mixer tap, shower cubicle with thermostatically controlled shower, low level flush W.C. extractor fan

Bedroom Two 10'91 x 7'12 (3.05m x 2.13m)

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

Family Bathroom 7'17 x 7'13 (2.13m x 2.13m)

Double glazed opaque window to side aspect, laminate flooring, pedestal style wash basin with mixer tap, low level flush W.C. panel enclosed bath, tiled splash backs, single radiator, extractor fan

- **EN-SUITE TO MASTER BEDROOM**
- **WELL PRESENTED THROUGHOUT**
- **HIGH CEILINGS WITH ADDITIONAL LOFT SPACE**
- **PRIVATE DEVELOPMENT**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Lounge 13'50 x 13'88 (3.96m x 3.96m)

Double glazed window to front aspect, double glazed French doors to side aspect opening onto Juliette balcony, laminate flooring, single radiator, TV aerial point, phone point, power points, opening leading to open plan kitchen area

Kitchen 9'31 x 7'15 (2.74m x 2.13m)

Double glazed window to side aspect, laminate flooring, a range of base and wall units with roll top granite effect work surfaces, integrated electric oven and hob, chimney style extractor fan, space for fridge/freezer, plumbing for washing machine, sink with single drainer unit, tiled splash backs, power points

External

One allocated parking space





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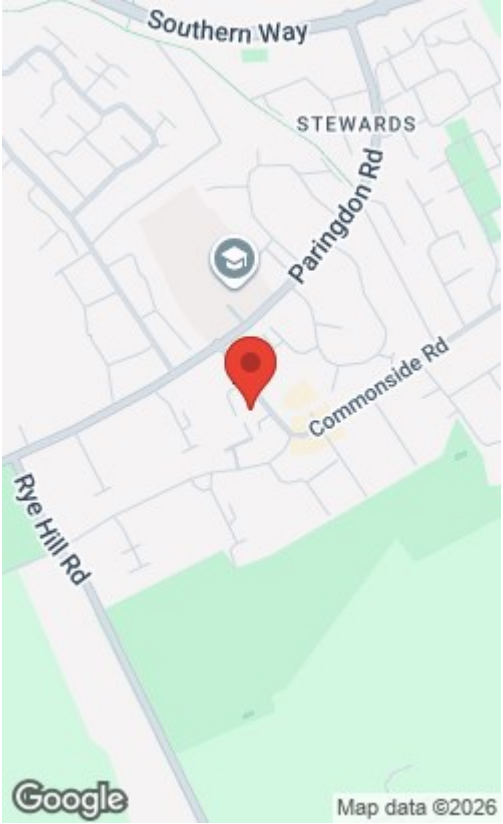


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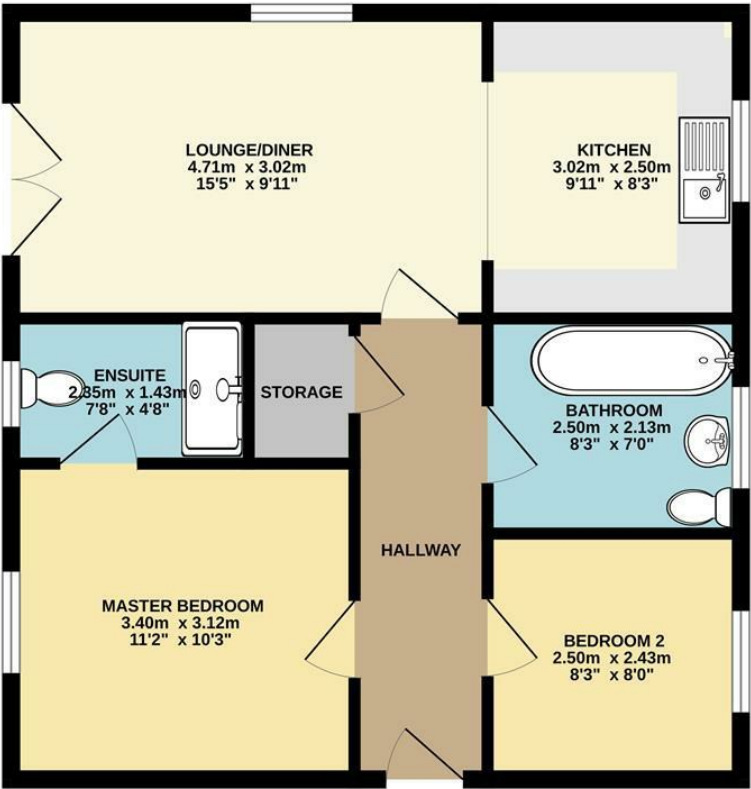


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



SECOND FLOOR
54.7 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 54.7 sq.m. (588 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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