



Five Acres, CM18 6UY  
Harlow





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GROUP

# Five Acres, CM18 6UY

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT IN THE POPULAR AREA OF FIVE ACRES, HARLOW \*\*

Welcome to this charming one-bedroom ground floor apartment located in the desirable area of Five Acres, Harlow. This well-presented flat offers a spacious living environment, perfect for individuals or couples seeking comfort and convenience.

As you enter, you will find a generous reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is functional and well-maintained. One of the standout features of this property is the communal garden, which offers a lovely outdoor space for residents to enjoy. Additionally, there is a storage shed, providing practical solutions for your belongings. Ample street parking is available, making it easy for you and your visitors to find a space.

The location is particularly advantageous, with local shops and amenities just a short distance away, ensuring that all your daily needs are easily met. Furthermore, the property boasts excellent transport links, with easy access to the A414 and M11, making commuting a breeze.

This delightful apartment presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this lovely flat your own.

To avoid disappointment please call us today on 01279 433 033 to arrange your viewing.

## Offers In The Region Of £160,000



- CHAIN FREE
- AMPLE STREET PARKING
- BRICK BUILT STORAGE SHED
- SPACIOUS THROUGHOUT
- EASY ACCESS TO A414 & M11

- ONE BEDROOM GROUND FLOOR APARTMENT
- COMMUNAL GARDEN
- OPEN PLAN KITCHEN/LOUNGE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASE REMAINING - 88 YEARS

**Entrance Hallway 10'55 x 3'27 (3.05m x 0.91m)**

Laminate flooring, storage cupboards

**Bedroom 14'52 x 9'42 (4.27m x 2.74m)**

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

**Family Bathroom 6'50 x 6'40 (1.83m x 1.83m)**

Double glazed opaque window to side aspect, vinyl flooring, tiled walls, single radiator, panel enclosed bath with shower attachment, pedestal style wash basin, low level flush W.C.

**Lounge 17'67 x 10'62 (5.18m x 3.05m)**

Double glazed window to side aspect, laminate flooring, double radiator, TV aerial point, phone point, power points, opening leading to kitchen area

**Kitchen 10'52 x 6'29 (3.05m x 1.83m)**

Double glazed window to side aspect, laminate flooring, a range of base and wall units with roll top work surfaces, space for cooker, space for fridge/freezer, plumbing for washing machine, sink with single drainer unit, power points

Tenure - Leasehold

Construction Type - brick built and cladded

Lease Remaining - 88 Years

Service Charge - £707.52 PA

Ground Rent - £10 PA

EPC Rating - C

Council Tax Band - B





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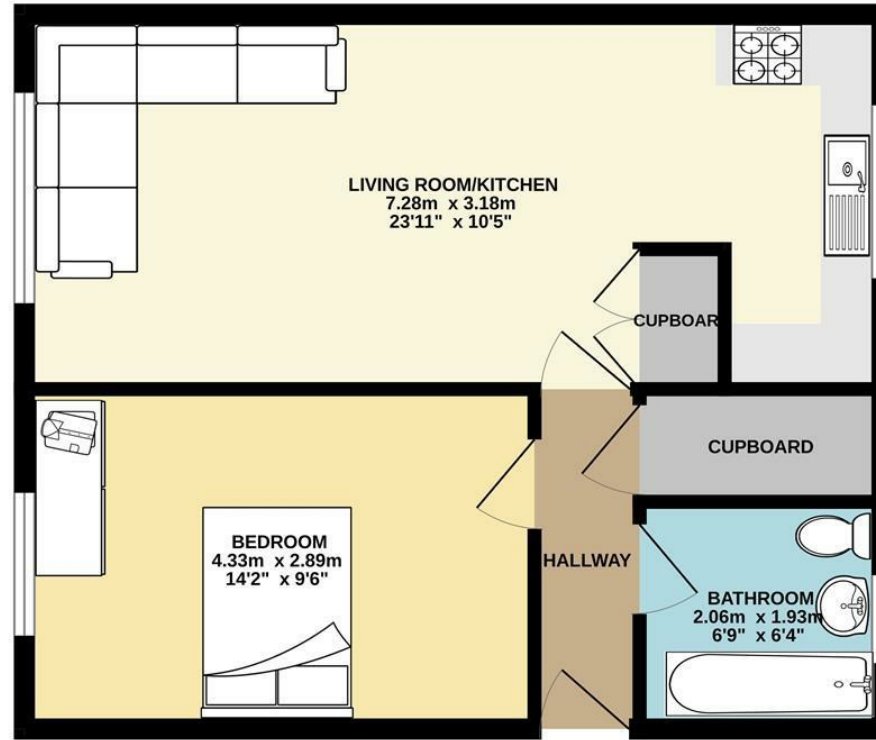


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GROUND FLOOR  
44.2 sq.m. (476 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA: 44.2 sq.m. (476 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 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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