

Skylark Place, CM17 9GU
Harlow





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Kings Group are proud to present this stunning two double bedroom ground floor apartment, perfectly positioned in Skylark Place, within the highly sought-after Newhall Development. Beautifully presented throughout and ready to move straight into, this exceptional home boasts 113 years remaining on the lease, allocated parking for two vehicles and a private balcony, making it an outstanding opportunity for first-time buyers, professionals looking for a stylish, low-maintenance home in a prime location.

Step inside and you'll immediately appreciate the bright, contemporary feel of the property. An inviting entrance hall, complete with a generous storage cupboard, leads effortlessly into the impressive open plan kitchen, lounge and dining area, the true heart of the home. Designed for modern living, this superb space is filled with natural light and offers the perfect environment for entertaining guests or relaxing after a long day. The sleek fitted kitchen features a range of modern wall and base units, while the spacious lounge/diner opens directly onto a private balcony, seamlessly blending indoor and outdoor living.

The apartment continues to impress with two generous double bedrooms, both beautifully presented and offering flexible accommodation to suit a variety of lifestyles. Completing the home is a stylish family bathroom finished with a contemporary suite, ensuring the property is as practical as it is attractive. Every room has been thoughtfully maintained, allowing the next owners to simply unpack and enjoy.

Situated just moments from local shops, well-regarded schools and a wealth of everyday amenities, this fantastic apartment also benefits from excellent commuter links, with the M11 and M25 providing easy access to London, Stansted Airport and Cambridge.

Please note there is a service charge of £2,520 per annum and no ground rent.

Offers In Excess Of £265,000



- **TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **TWO ALLOCATED PARKING SPACES**
- **LEASE REMAINING - 113 YEARS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Property Information

Tenure - Leasehold

Construction Type - Standard Construction

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

EPC Rating - B

Council Tax band - C

Service Charge - £2520 PA

Ground Rent - £0 PA

Lease Remaining - 113 Years

Parking: Two allocated parking spaces

Communal Bike Shed

Locality

Primary Schools and Infant Schools:

Newhall Primary Academy (0.13 miles), Church Langley

Community Primary School (0.58 miles) St Nicholas School.

Secondary Schools:

Mark Hall Academy(.073 miles), Passmores Academy (1.34 miles) St Nicholas School.

Train Stations:

Harlow Mill Rail Station(1.36 miles), Harlow Town Rail Station (2.19 miles)

Motorways:

M11 J7A (1.37 miles), M11 J7 (2.03 miles)

David Lloyd Gym

Entrance Hallway 12'10 x 11'3 (3.91m x 3.43m)

Double glazed window to side aspect, laminate flooring, storage cupboard, double radiator, power points, smoke alarm

- **FRENCH DOORS LEADING TO PRIVATE BALCONY**
- **MODERN OPEN PLAN KITCHEN/LIVING AREA**
- **LOCATED IN THE SOUGHT AFTER NEWHALL DEVELOPMENT**
- **SERVICE CHARGE - £2520 PA**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Open Plan Kitchen/Living Area 19'27 x 20'45 (5.79m x 6.10m)

Double glazed windows to side aspect, double glazed door leading to balcony, laminate flooring, TV aerial point, phone point, power points, double radiator, storage cupboard.

Kitchen area comprises of a range of base and wall units with flat top granite effect work surfaces, integrated electric double oven, integrated gas hob with chimney style extractor fan, integrated fridge/freezer, integrated washing machine. integrated dish washer, sink with double drainer unit and mixer tap, wall units fitted with downlights, spotlights

Bedroom One 10'9 x 12'4 (3.28m x 3.76m)

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

Bedroom Two 10'2 x 12'4 (3.10m x 3.76m)

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

Family Bathroom 6'5 x 6'8 (1.96m x 2.03m)

Laminate flooring, part tiled walls, panel enclosed bath with thermostatically controlled shower over bath, pedestal style was basin with mixer tap, low level flush W.C, heated towel rail, extractor fan, spotlights





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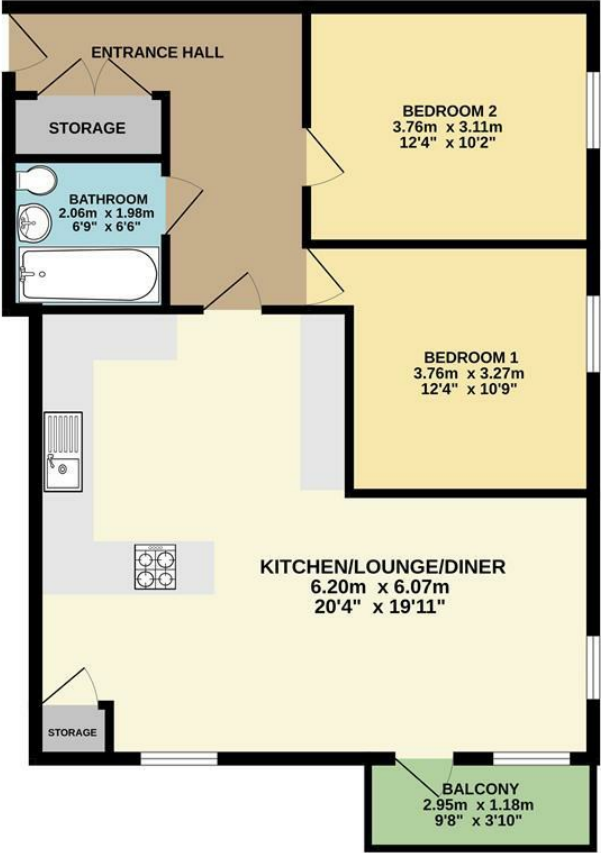


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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



GROUND FLOOR
73.5 sq.m. (791 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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