



Chelsea Gardens, CM17 9RX
Harlow





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** GUIDE PRICE £260,000 - £270,000 **

Kings Group are delighted to offer this well-presented THREE BEDROOM SECOND FLOOR PENTHOUSE APARTMENT, situated within the highly sought-after Chelsea Gardens development in Church Langley. Offering spacious accommodation throughout, this property benefits from allocated parking for one vehicle, ample visitor parking bays, and approximately 98 years remaining on the lease. An ideal purchase for first-time buyers, downsizers, or investors alike.

The property welcomes you with an inviting entrance hall leading through to a spacious, bright and airy lounge/diner, providing the perfect space for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units with ample storage and worktop space, making it both practical and functional for everyday living.

Accommodation comprises three well-proportioned double bedrooms, all offering comfortable living space and versatility for families, home workers, or those requiring guest accommodation. The family bathroom is fitted with a modern three-piece suite, completing the internal accommodation.

Conveniently located close to local shops, schools, and everyday amenities, the property also offers excellent transport links via the M11 and M25, providing direct access to London, Stansted Airport, and Cambridge. Please note a service charge of approximately £1,353 per annum and a ground rent of £250 per annum. Early viewing is highly advised to avoid disappointment.

Guide Price £260,000



- **THREE BEDROOM SECOND FLOOR PENTHOUSE APARTMENT**
- **EN-SUITE TO MASTER BEDROOM**
- **ONE ALLOCATED PARKING SPACE**
- **SERVICE CHARGE - £1353 PA**
- **LEASE REMAINING - 98 YEARS**
- **GUIDE PRICE £260,000 - £270,000**
- **THIRD BEDROOM OR STUDY/OFFICE**
- **AMPLE VISITOR PARKING**
- **GROUND RENT - £250 PA**
- **EASY ACCESS TO A414 & M11**

Property Information

Build: Standard Construction
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
 Tenure: Leasehold
 Lease Remaining: 98 Years
 Service Charge: £1353 Per Annum
 Ground Rent: £250 Per Annum
 Parking - One Allocated Parking and ample Visitor bays

Entrance Hallway 25'7 x 7'2 (7.80m x 2.18m)

Double glazed pitched roof window, laminate flooring, electric heater, telephone entrance system, storage cupboard

Lounge 15'1 x 14'5 (4.60m x 4.39m)

Double glazed windows to rear and side aspect, carpeted, electric heater, TV aerial point, phone point, power points

Kitchen 8'2 x 8'1 (2.49m x 2.46m)

Double glazed Skylight window, integrated electric oven, four ring electric hob, tiled splashbacks, a range of fitted base and wall units with roll top work surfaces, space for fridge/freezer, plumbing for washing machine and dishwasher, laminate flooring, vent heater, power points

Master Bedroom 10'7 x 10'9 (3.23m x 3.28m)

Double glazed window to side aspect, storage cupboard, door leading to En-suite shower room, carpeted, electric radiator, loft access, power points

En-Suite 7'30 x 2'84 (2.13m x 0.61m)

Vinyl flooring, tiled splash backs, shower cubicle with with electric power shower, pedestal style wash basin, low level flush W.C. extractor fan, heated towel rail

Bedroom Two 11'2 x 10'5 (3.40m x 3.18m)

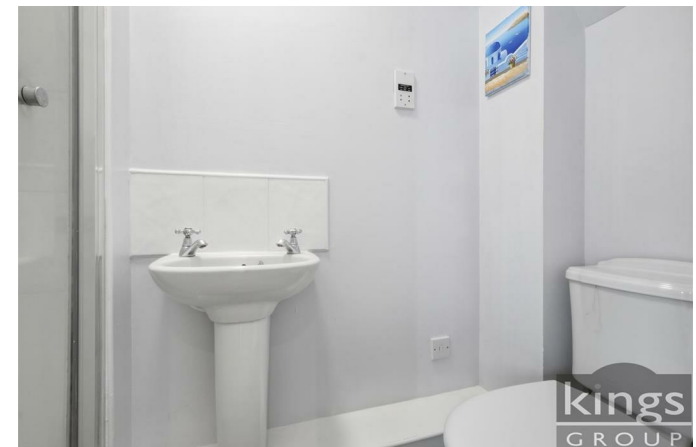
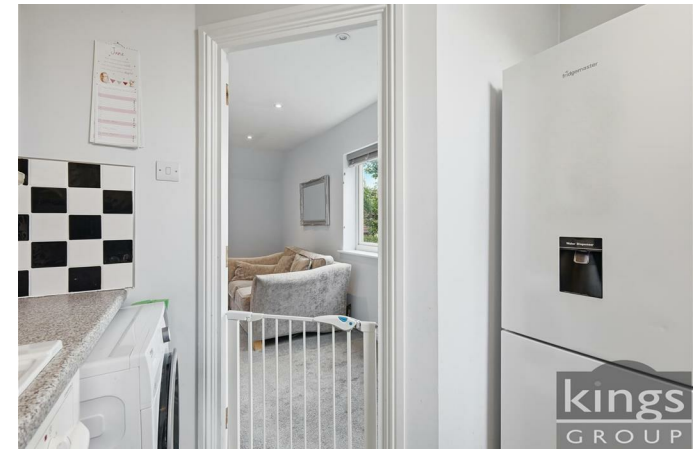
Double glazed window to side aspect, carpeted, electric heater, power points

Bedroom Three 10'2 x 7'3 (3.10m x 2.21m)

Double glazed window to side aspect, carpeted, electric heater, power points

Family Bathroom 6'76 x 6'01 (1.83m x 1.85m)

Vinyl flooring, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, pedestal style wash basin, low level flush W.C. shaver point, extractor fan





June - June - Charlie - Delta
July - Forrest - Golf - Hotel
Aug - Juliet - Kilo - Lima
Sept - Romeo - Sierra - Tango
Oct - Uniform - Victor - Whiskey - X-ray
Nov - Yankee - Zulu

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Olga
Helen
- Lima
- Oscar - P
- Sierra - P
- Whiskey
- Zulu



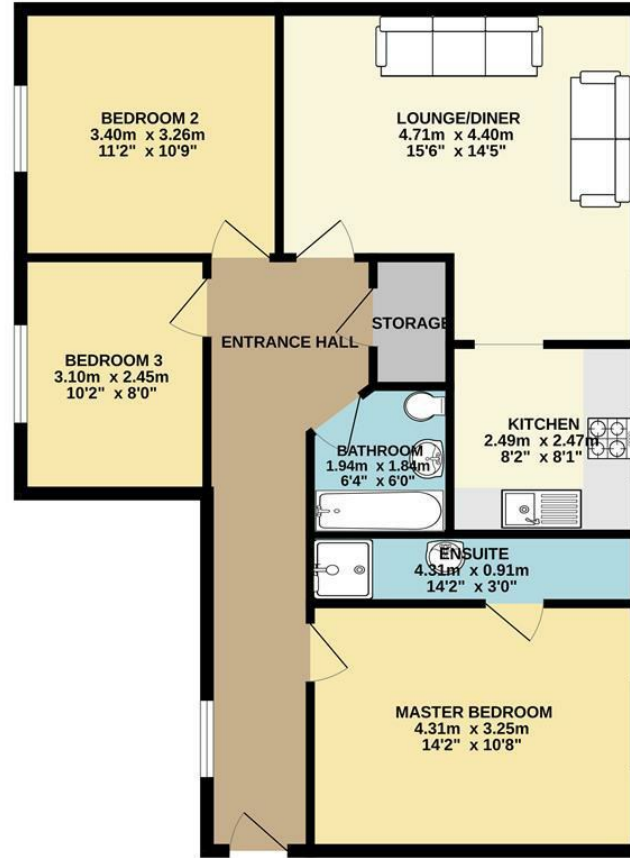
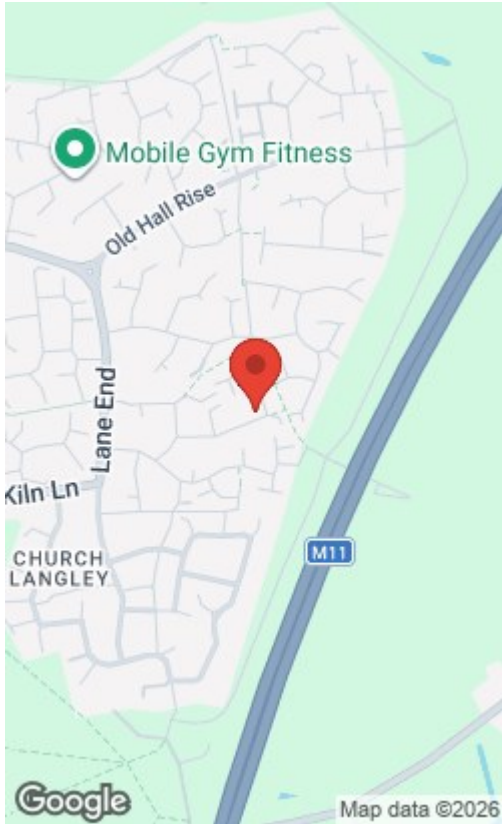
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	79

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		

THIRD FLOOR
78.2 sq.m. (842 sq.ft.) approx.



TOTAL FLOOR AREA: 55.9 sq.m. (602 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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