



Great Plumtree, CM20 2NY
Harlow





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** KINGS GROUP ARE DELIGHTED TO OFFER THIS CHAIN FREE, SPACIOUS, TWO BEDROOM GROUND FLOOR FLAT IN THE SOUGHT AFTER CM20 LOCATION OF GREAT PLUMTREE, HARLOW **

GUIDE PRICE £180,000 - £190,000.

Welcome to this charming two-bedroom ground floor flat located in the desirable area of Great Plumtree, Harlow. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or investors.

As you enter, you will find a spacious open plan kitchen and living room, providing a welcoming space for both relaxation and entertaining. The family bathroom features a three-piece suite, ensuring practicality for everyday living. With two well-proportioned bedrooms, this flat is designed to accommodate your needs comfortably. One of the standout features of this property is the ample parking bays available, making it easy for you and your guests to find a space. Additionally, the communal gardens offer a lovely outdoor area to enjoy, perfect for unwinding after a long day. Situated in the sought-after CM20 location, this flat is conveniently close to Harlow Town Centre and Harlow Town Train Station, providing excellent transport links for commuting and easy access to local amenities.

With 87 years remaining on the lease and a service charge and ground rent of £1,344 per annum, this property presents a fantastic opportunity to secure a home in a vibrant community. Don't miss your chance to view this delightful flat and experience all it has to offer.

Offers In Excess Of £175,000



- **TWO BEDROOM CHAIN FREE GROUND FLOOR FLAT**
- **OPEN PLAN KITCHEN/LIVING ROOM**
- **AMPLE PARKING BAYS**
- **SOUGHT AFTER CM20 LOCATION**
- **LEASE REMAINING 87 YEARS**

- **GUIDE PRICE £180,000 - £190,000**
- **COMMUNAL GARDENS**
- **FAMILY BATHROOM WITH THREE PIECE SUITE**
- **CLOSE TO HARLOW TOWN CENTRE**
- **SERVICE CHARGE AND GROUND RENT £1344 PA**

Entrance Hallway 14'38 x 4'41 (4.27m x 1.22m)

Laminate flooring, single radiator, power points

EPC Rating - C

Council Tax Band - B

Kitchen/Living Room 18'57 x 10'62 (5.49m x 3.05m)

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

Bedroom One 10'52 x 12'99 (3.05m x 3.66m)

Double glazed window to front aspect, single radiator, TV point, power points.

Bedroom Two 11'13 x 9'24 (3.35m x 2.74m)

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

Family Bathroom 5'94 x 7'74 (1.52m x 2.13m)

Double glazed opaque window to front aspect, heated towel rail, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, low level flush W.C, pedestal style hand wash basin, tiled floor, part tiled walls.

External

Communal Garden, ample parking bays

Property Information

Tenure - Leasehold

Construction Type - Brick Built

Service Charge - £1334 PA

Ground Rent - £10 PA

Lease Remaining - 87 Years







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