



www.kings-group.net

Unit 4 Church Langley Way
Harlow CM17 9TE
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Brockles Mead, Harlow, CM19 4QB

By Auction £115,000 Leasehold

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**** KINGS GROUP HARLOW ARE PROUD TO OFFER THIS SPACIOUS, ONE BEDROOM, THIRD FLOOR APARTMENT IN BROCKLES MEAD, HARLOW ****

In our opinion this spacious and well presented property is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to add an fantastic property to their portfolio this is due to the property offering a wide range of benefits to a new owner. One of the benefits Brockles Mead has to offer is being close to local shops and amenities with Staple Tye Shopping Centre being just a short drive away there is a variety of supermarket, takeaway restaurants, salon, pharmacy and the Lister Medical Centre very close by. A new owner also benefits from having some of Harlows most popular schools nearby with Stewards Academy being less than 10 minutes walk away and Kingsmoor Academy less than 5 minutes walk away making it ideal for anyone with young children. Public transport links are al so very accessible with Harlow Town Train Station is less than 10 minutes drive away, giving you direct links to London, Cambridge and Stansted Airport and with local bus stops being a stones throw away commuting in and around the local area is very

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- * A One Bedroom Flat
- * Situated On The Third Floor (top Floor)
- *** CHAIN FREE ***
- * One DOUBLE Bedroom
- * Private Balcony To The rear Aspect
- * Large Lounge/ Diner
- * Fitted Kitchen
- * uPVC Double Glazing & Gas Central Heating Through Out
- * EPC Rating: C

Entrance Hallway 9'76 x 5'99 (2.74m x 1.52m)

Tiled flooring, Single radiator and power points.

Lounge/Diner 17'78 x 9'84 (5.18m x 2.74m)

Double glazed window to rear aspect, double glazed patio door to side aspect leading to balcony, laminate flooring, single radiator, power points, TV point and telephone point.

Kitchen 9'16 x 6'56 (2.74m x 1.83m)

Double glazed window to front aspect, tiled flooring, a range of base and wall units with roll top granite effect work surfaces, tiled splash backs, plumbing for washing machine, sink and drainer unit, electric oven, gas hob, extractor fan and power points.

Bedroom 15'85 x 8'67 (4.57m x 2.44m)

Double glazed window to rear aspect, single radiator, carpeted flooring, TV point and power points.

Family Bathroom 7'49 x 5'50 (2.13m x 1.52m)

Double glazed opaque window to front aspect, single radiator, panel enclosed bath with mixer taps and shower attachment, low flush WC, pedestal style wash basin, tiled flooring, fully tiled walls and extractor fan.

EPC Rating - D

Council Tax Band - D

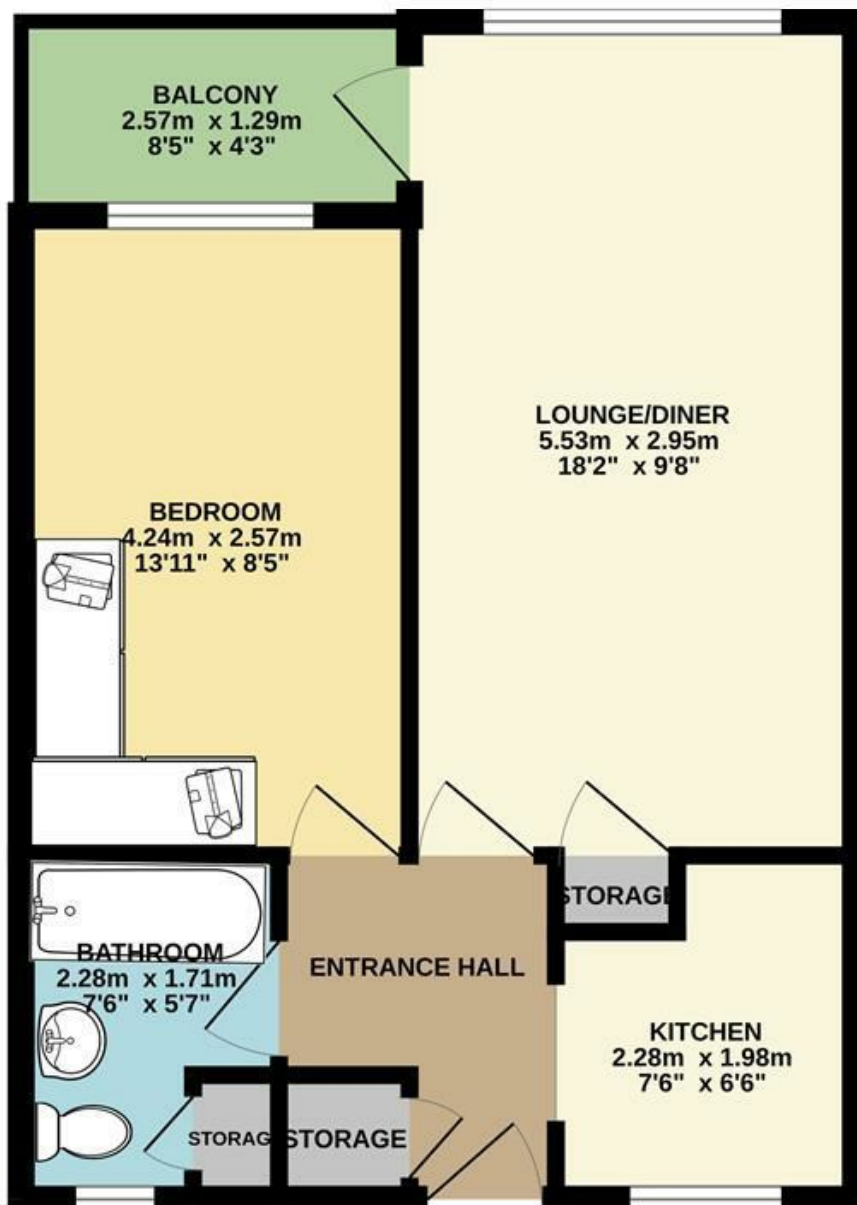
Service charge - £960 PA

Ground Rent - £10 PA

Lease Remaining - 88 Years

Construction Type - Brick Built - Ex-local authority

GROUND FLOOR
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 39.8 sq.m. (429 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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