

Kingfisher Way, CM17 0GR
Harlow

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** KINGS GROUP ARE DELIGHTED TO OFFER THIS, TWO BEDROOM, TOP FLOOR, IMMACULATELY PRESENTED APARTMENT, WITH ITS OWN PRIVATE BALCONY AND TWO ALLOCATED PARKING SPACES, IN GILDEN PARK, HARLOW **

We are delighted to present this beautifully appointed two-bedroom top floor apartment, situated within the highly sought-after Gilden Park development in Harlow. Immaculately presented throughout, this stylish home offers contemporary living, generous proportions and a fantastic blend of comfort and convenience, making it an ideal purchase for first-time buyers, professionals or those looking to downsize.
Upon entering, you are welcomed by a well-presented interior, with the accommodation thoughtfully arranged to maximise both space and practicality. The heart of the home is undoubtedly the impressive open-plan kitchen/lounge/diner, providing a wonderful space for both everyday living and entertaining. The spacious living area offers plenty of room for comfortable seating and a dining arrangement, whilst the modern fitted kitchen boasts a range of units and integrated AEG appliances, combining style with practicality.
The apartment further benefits from two well-proportioned bedrooms, offering versatile accommodation for a variety of buyers, whether utilised as sleeping accommodation, a guest room or home office.
Externally, the property enjoys its own private balcony, providing the perfect spot to enjoy a morning coffee or unwind at the end of the day. Further benefits include two allocated parking spaces, adding an extra level of convenience rarely overlooked by prospective buyers.

Positioned within the popular Gilden Park development, Kingfisher Way enjoys a pleasant residential setting on the outskirts of Harlow, offering an appealing balance between modern convenience and access to surrounding green spaces and countryside.

To avoid disappointment please call us on 01279410084.

## Offers In Excess Of £290,000









- TWO BEDROOM TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- TWO ALLOCATED PARKING SPACES
- SERVICE CHARGE - £1982 PA
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS HALLWAY WITH LARGE STORAGE CUPBOARD
- PRIVATE BALCONY
- LEASE REMAINING 118 YEARS
- GROUND RENT - £189 PA

## Property Information
Tenure - Leasehold
Construction Type - Brick Built
Flood Risk - Rivers and Seas - Very Low - Surface Water - Very Low
Lease Remaining - 118 Years
Service Charge - £1982 PA
Ground Rent - £189 PA
Council Tax Band - C
EPC Rating - B
Parking - Two allocated spaces

## Entrance Hallway 9'76 x 7'63 (2.74m x 2.13m)
Carpeted, storage cupboard, double radiator, power points

## Family Bathroom 7'17 x 6'54 (2.13m x 1.83m)
Tiled walls, laminate flooring, extractor fan, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, pedestal style wash basin with mixer tap, low level flush W.C

## Master Bedroom 15'69 x 9'16 (4.57m x 2.74m )
Double glazed window to rear aspect, carpeted, double radiator, power points

## Bedroom Two 13'14 x 8'71 (3.96m x 2.44m)
Double glazed window to rear aspect, carpeted, double radiator, power points, fitted wardrobes, loft access

## Lounge/Kitchen 23'15 x 15'9 (7.01m x 4.80m)
Double glazed windows to rear and side aspect, double glazed door to side aspect leading to private balcony, laminate flooring, TV aerial point, phone point, power points, spotlights. The kitchen area consists of a range of base and wall units with flat top granite effect work surfaces, integrated AEG electric double oven, integrated AEG induction hob, Integrated dishwasher, integrated washing machine, chimney style extractor fan, integrated fridge/freezer, under counter lights and kickboard lighting

## External
Private balcony, two allocated parking spaces










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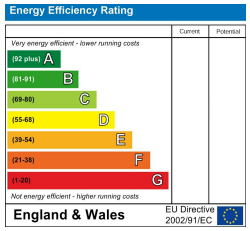

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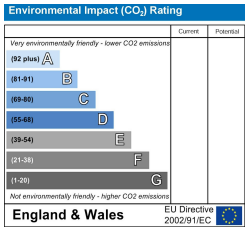







SANDPIPER ROAD

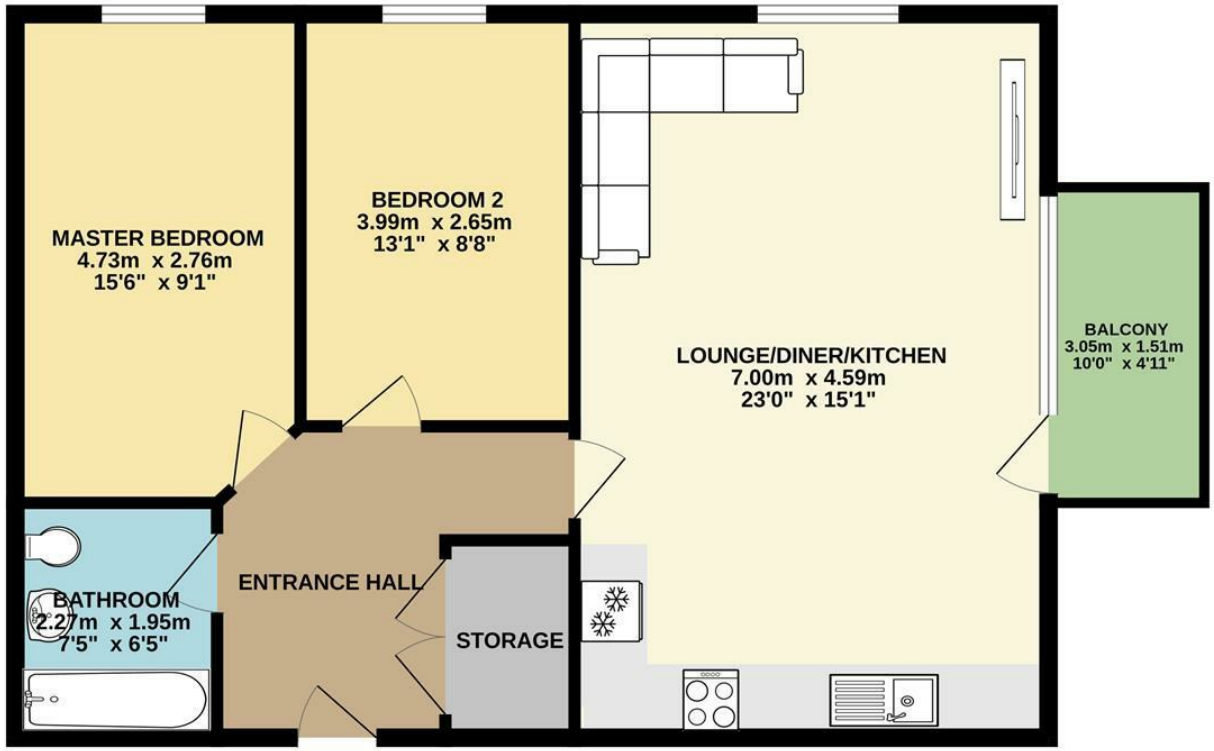






# SECOND FLOOR
## 70.0 sq.m. (754 sq.ft.) approx.




TOTAL FLOOR AREA : 70.0 sq.m. (754 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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