www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Waterhouse Moor, Harlow, CM18 6BE

Offers In The Region Of £140,000

** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, ONE DOUBLE BEDROOM TWELFTH FLOOR APARTMENT, IN MOOR TOWER, HARLOW, CM18 **

This property is located on the twelfth floor, accessible with a newly fitted lift, the stunning views over Harlow town from this elevated position are truly a highlight, providing a picturesque backdrop to your daily life. Accessibility is a key feature of this property, with lift access making it easy to reach your new home. The flat is ideally situated, offering quick and easy access to the A414 and M11, making commuting a breeze. Additionally, you will find a variety of local shops and amenities just a stone's throw away, ensuring that all your daily needs are met with ease. This property would be ideal for First Time Buyers and Investors, the flat also benefits from off street parking and being near to local shops and amenities. This spacious property is just a short walk from Purford Green Primary School and Passmores Academy. The property comprises of a spacious entrance hall, lounge / diner, kitchen, double bedroom, bathroom with electric shower and two large storage cupboards. The property also benefits from a combination boiler, hard wired smoke and carbon monoxide alarms, also two brand new lifts installed in 2019 there is a brand new cold water mains inlet installed to the outside of the building and brand new fires doors throughout the flat and the block.

To avoid disappointment please call us now on 01279 433 033 to arrange a viewing.

Entrance Hallway
12'10 x 8 (3.91m x 2.44m)
Laminate flooring, storage cupboards

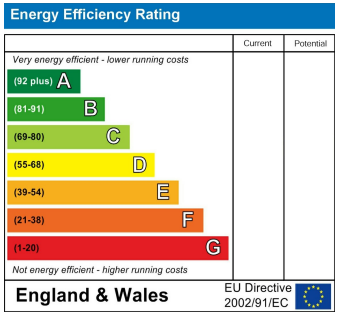
Bedroom
12'10 x 10'11 (3.91m x 3.33m)
Double glazed window to rear aspect, laminate flooring, double radiator, power points

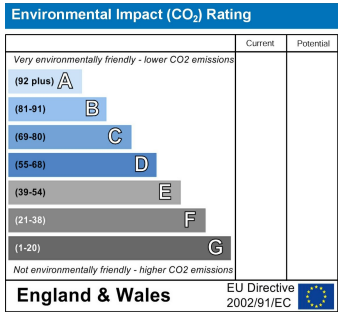
Bathroom
6'4 x 4'11 (1.93m x 1.50m)
Tile flooring, tiled walls, panel enclosed bath with electric shower over bath, wash basin with mixer tap and vanity under unit, low level flush W.C. double radiator, extractor fan, internal window

Kitchen/Living Room
21'7 x 11'6 (6.58m x 3.51m)
Double glazed windows to side and rear aspect, laminate flooring, double radiator, TV aerial point, phone point, power points, kitchen area consists of a range of base and wall units with roll top work surfaces, sink with drainer unit, space for cooker, chimney style extractor fan, plumbing for washing machine, space for fridge/freezer

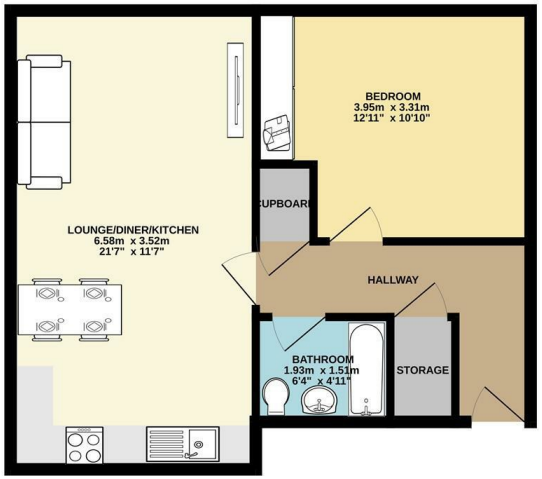
External
Ample parking on street and in car park

Tenure - Leasehold
Construction Type - Brick Built
Lease remaining - 84 Years
Service Charge - £1608
Ground Rent - £10
Council Tax Band - A
EPC Rating - C





TWELFTH FLOOR
46.5 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA : 46.5 sq.m. (500 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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