



Dunnock Road, CM17 0GH
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS TOP FLOOR, ONE BEDROOM, CHAIN FREE APARTMENT IN THE HIGHLY SOUGHT AFTER GILDEN PARK DEVELOPMENT ****

Situated within the highly sought-after Gilden Park development, this well-presented one-bedroom top floor apartment offers stylish and comfortable living, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is thoughtfully arranged and comprises a welcoming open-plan kitchen and living area, featuring a contemporary fitted kitchen with a range of integrated appliances and ample space for both relaxing and entertaining.

The spacious master bedroom benefits from fitted wardrobes, providing excellent storage, whilst the modern family bathroom is finished with a contemporary three-piece suite.

Further benefits include an impressive 991 years remaining on the lease, offering excellent long-term peace of mind.

The property is ideally positioned for convenient access to the amenities of Old Harlow High Street, whilst Harlow Mill railway station is nearby, providing transport links for commuters. For those travelling by car, the M11 (Junction 7A) is also easily accessible.

Early viewing is highly recommended to fully appreciate the accommodation, presentation and convenient location this attractive apartment has to offer.

Call us today on 01279410084 to arrange your viewing.

Offers In The Region Of £210,000



- ONE BEDROOM TOP FLOOR APARTMENT
- CHAIN FREE
- OPEN PLAN KITCHEN/LIVING ROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- CLOSE TO M11 7A JUNCTION

- LEASE REMAINING - 991 YEARS
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM WITH THREE PIECE SUITE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SOUGHT AFTER GILDEN PARK DEVELOPMENT

Property Information

Tenure - Leasehold

Construction Type - Brick Built

Flood Risks - Rivers and Seas - Very Low - Surface Water - Very Low

EPC Rating - B

Council Tax Band - B

Lease Remaining - 991 Years

Service Charge - £1100 PA

Ground Rent - £186.78 PA

Year Built - 2019

Entrance Hallway

Storage cupboard, double radiator, laminate flooring

Lounge/Kitchen 23'4 x 9'11 (7.11m x 3.02m)

Double glazed windows to rear and side aspect, laminate flooring, double radiator, TV aerial point, phone point, power points. The kitchen area comprises of a range of base and wall units with flat top work surfaces, integrated fridge/freezer, integrated electric oven and gas hob, chimney style extractor fan, integrated washing machine, sink with single drainer unit, under counter lights

Bedroom 12'10 x 10'2 (3.91m x 3.10m)

Double glazed window to rear aspect, carpeted, double radiator, fitted wardrobe, power points

Bathroom 6'86 x 6'20 (1.83m x 1.83m)

Tiled flooring, tiled walls, panel enclosed bath with thermostatically controlled shower over bath, pedestal style was basin with mixer tap, low level flush W.C. heated towel rail, extractor fan

External

Visitor parking bays, communal areas





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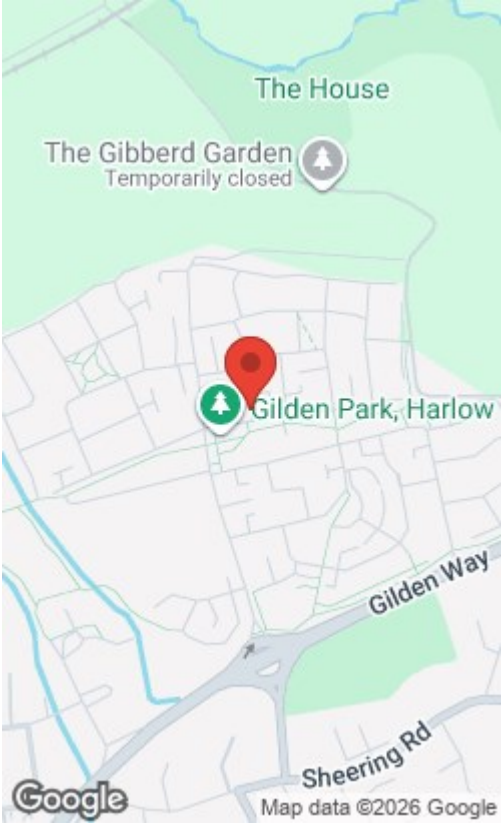
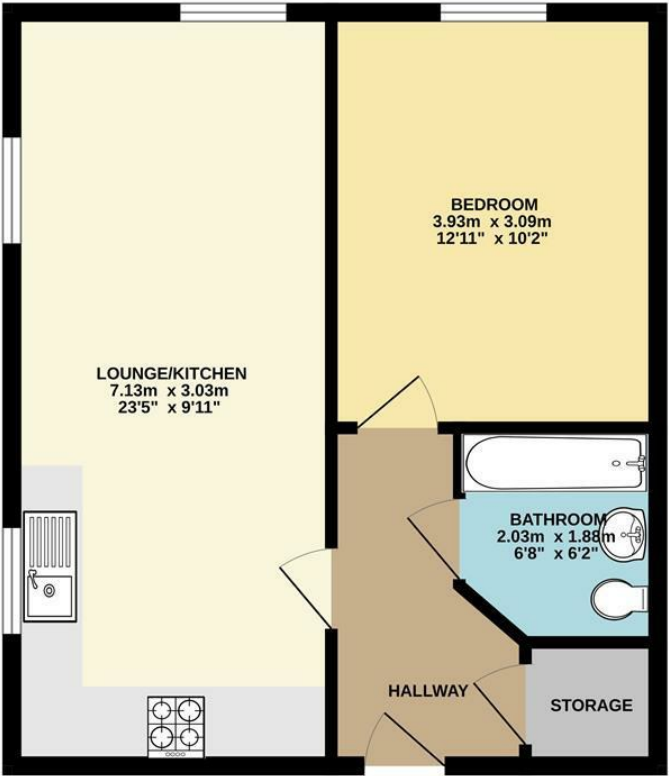


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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	



SECOND FLOOR
43.6 sq.m. (470 sq.ft.) approx.

TOTAL FLOOR AREA : 43.6 sq.m. (470 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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Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

