



Parsonage Leys, CM20 3PN
Essex





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS WELL PRESENTED, CHAIN FREE, SPACIOUS, ONE BEDROOM SECOND FLOOR FLAT IN PARSONAGE LEYS, HARLOW ****

Welcome to this charming one-bedroom second-floor flat located in Parsonage Leys in Harlow, Essex. This delightful property is chain-free, making it an ideal choice for those looking to move in without delay. As you enter, you are greeted by a spacious hallway that leads you to the heart of the home.

The modern fitted kitchen is well-equipped, providing a perfect space for culinary enthusiasts. The family bathroom features a three-piece suite, ensuring both comfort and convenience. The bright and airy living room is generously sized, offering a welcoming atmosphere for relaxation or entertaining guests.

The large double bedroom boasts a fitted storage cupboard, providing ample space for your belongings while maintaining a tidy environment. Additionally, the property benefits from ample street parking and parking bays, making it easy for you and your visitors to find a space.

Situated within the catchment area of sought-after schools, this flat is perfect for families or those planning for the future. You will also find local shops and amenities just a stone's throw away, ensuring that all your daily needs are easily met.

This property presents a wonderful opportunity for first-time buyers or investors alike. With its modern features, convenient location, and spacious layout, it is sure to appeal to a wide range of prospective residents. Do not miss the chance to make this lovely flat your new home.

Offers In The Region Of £160,000



- ONE BEDROOM SECOND FLOOR FLAT
- SPACIOUS AND WELL PRESENTED THROUGHOUT
- FITTED KITCHEN
- AMPLE PARKING BAYS AND STREET PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES

Property Information

Tenure - Leasehold

Construction Type - Brick Built

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

Council Tax Band - B

EPC Rating - C

Lease Remaining - 87 Years

Service Charge - £952.92

Ground Rent - £10 PA

Entrance Hallway 9'76 x 5'02 (2.74m x 1.57m)

Spotlights, Single radiator, tiled flooring, power points.

Lounge 15'08 x 10'93 (4.78m x 3.05m)

Double glazed window to the front aspect, coved and textured ceiling, single radiator, laminate flooring, TV aerial point, phone point, power points.

Kitchen 10'93x 6'16 (3.05mx 1.83m)

Double glazed window to the rear aspect, tiled flooring, tiled splash backs, a range of wall and base units with roll top worksurfaces, integrated cooker, electric oven and induction hob, hood extractor fan, double drainer unit, plumbing for washing machine, space for fridge freezer, coved ceiling, spotlights, power points,

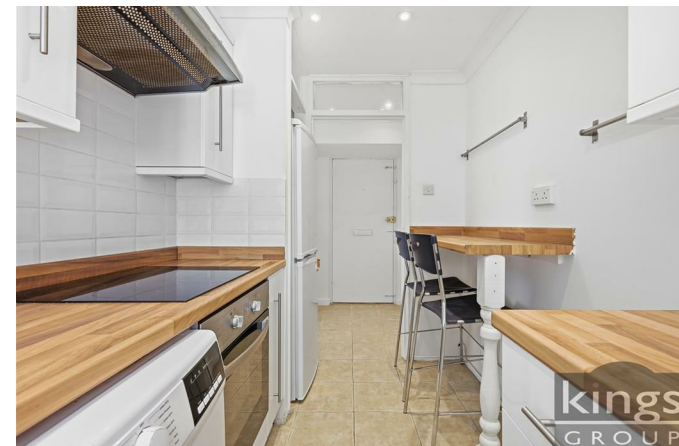
Bedroom 14'36 x 8'77 (4.27m x 2.44m)

Double glazed window to the side aspect, single radiator, laminate flooring, built in storage cupboard, power points

Family Bathroom 10'70 x 5'13 (3.05m x 1.52m)

Double glazed window to the rear aspect, coved ceiling and spotlights, heated towel rail, tiled flooring, panel enclosed bath with mixer taps and shower over bath, wash basin with mixer taps with vanity unit underneath, low level W.C, extractor fan.

- CHAIN FREE
- LARGE DOUBLE BEDROOM WITH BUILT IN STORAGE CUPBOARD
- FAMILY BATHROOM WITH THREE PIECE SUITE
- LEASE REMAINING - 87 YEARS
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS





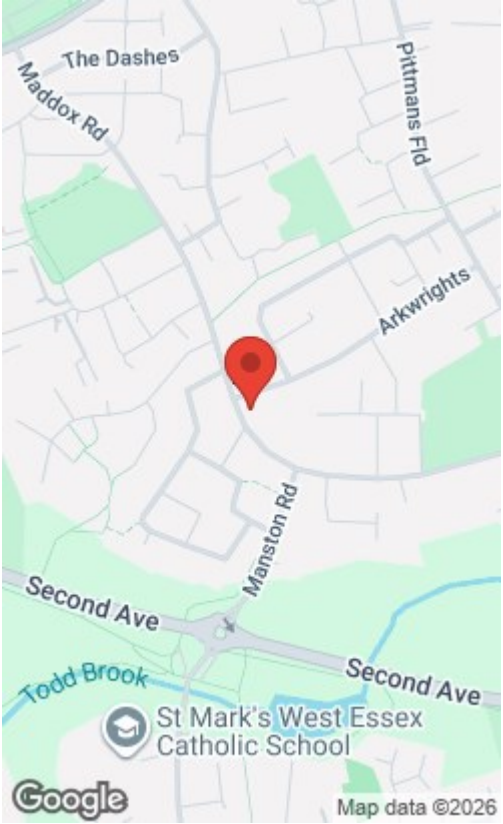
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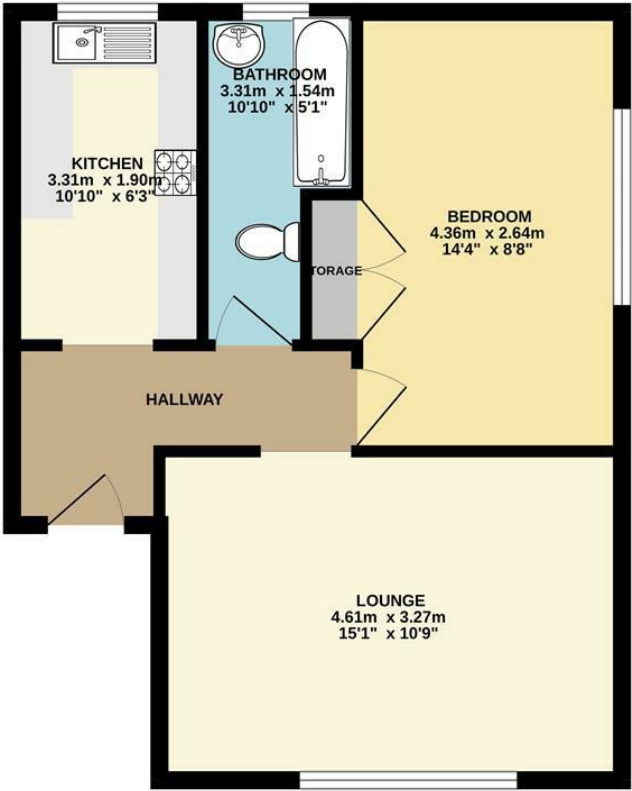
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 42.6 sq.m. (459 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

