



Pennymead, CM20 3JF  
Harlow









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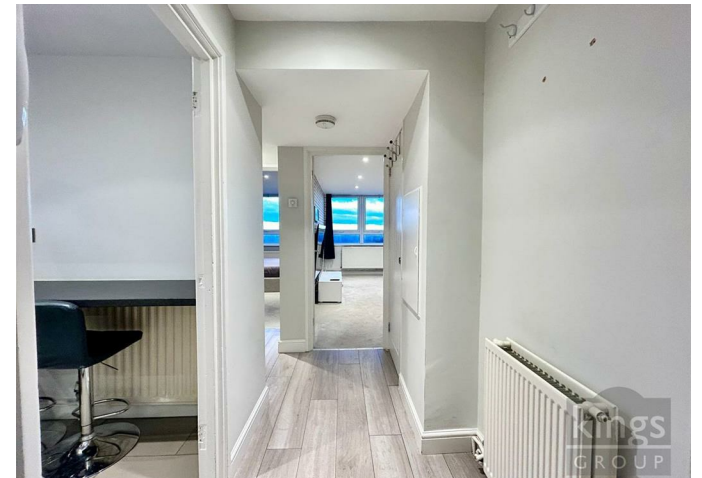
**\*\* AVAILABLE NOW \*\***

Nestled in the sought-after CM20 location of Pennymead, Harlow, this immaculately presented one-bedroom flat is a splendid opportunity for those seeking a modern and convenient living space. Situated on the tenth floor, the flat offers stunning views and a bright, airy atmosphere, making it an ideal retreat for individuals or couples.

The property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The bedroom is generously sized, ensuring comfort and tranquillity. The bathroom is tastefully designed, catering to all your daily needs.

One of the unique aspects of this flat is the communal balcony, which is shared between just two flats, allowing for a pleasant outdoor space to enjoy fresh air and views.

**£1,075**



- Available NOW
- Lift
- Modern interior
- EPC rating D

- Communal balcony between two apartments
- Off street parking available
- Council tax band A
- Enquire today to book into our open day

#### **Entrance Hallway 10'14 x 6'29 (3.05m x 1.83m)**

Laminate flooring, double radiator, storage cupboards

#### **Bathroom 5'67 x 7'93 (1.52m x 2.13m)**

Double glazed opaque window to side aspect, tiled flooring, tiled walls, spotlights, extractor fan, Jacuzzi bath, with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, heated towel rail, low level W.C.

#### **Lounge 18'66 x 10'10 (5.49m x 3.30m)**

Double glazed window to rear aspect, carpeted, double radiator, spotlights, TV aerial point, phone point, power points

#### **Kitchen 10'53 x 6'28 (3.05m x 1.83m)**

Double glazed window to side aspect, tiled flooring, double radiator, a range of base and wall units with roll top work surfaces, breakfast bar, integrated electric oven and hob, power points, washing machine and fridge/freezer included.

#### **Bedroom 14'15 x 10'56 (4.27m x 3.05m)**

Double glazed window to rear aspect, carpeted, double radiator, TV aerial point, power points, spotlights

EPC Rating - TBC

Service Charge - £1490 PA

Ground Rent - £10 PA

Lease Remaining - 87 Years

Council Tax band - A

Construction Type - Brick Built









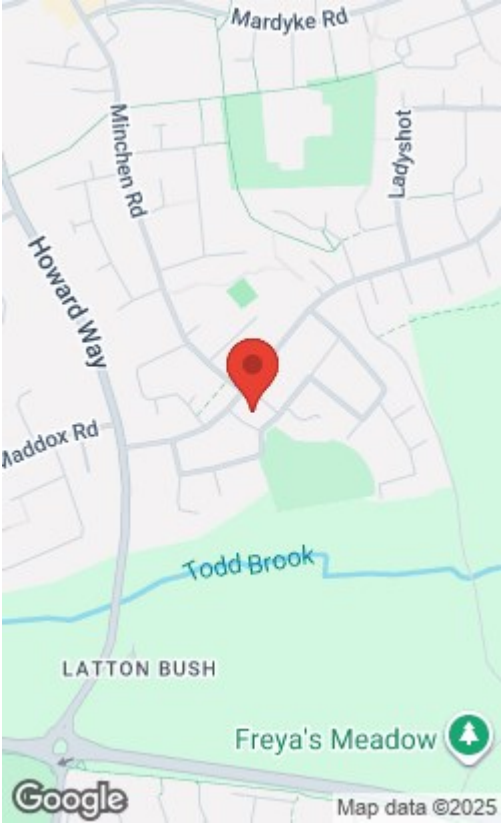




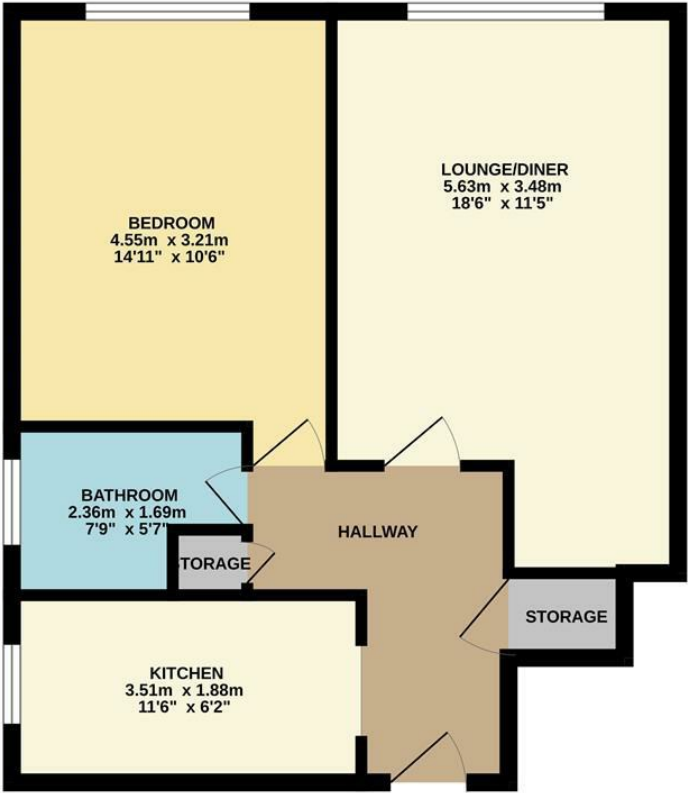




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(29-54) <b>E</b>			(29-54) <b>E</b>		
(21-28) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
49.1 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA : 49.1 sq.m. (528 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.  
Made with Metropix 62025

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.

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