

Nicholls Field, CM18 6EF
Harlow





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**** AVAILABLE 20TH JANUARY ****

The property is immaculately presented throughout having just been fully renovated and ready to move straight into. Located in Nicholls Field, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School making it ideal for anyone with children. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters.

The property comprises of a spacious entrance hallway with storage cupboard/utility room, Lounge, two bedrooms, kitchen, family bathroom fitted with a modern three piece suite, the property further benefits from lift access and ample street parking/car park.

PLEASE CALL TO BOOK IN FOR OUR OPEN DAY!

£1,250 Per Month



- **TWO BEDROOM APARTMENT**
- **OPEN DAY TUESDAY 2ND DECEMBER**
- **LIFT ACCESS**
- **AMPLE STREET PARKING AND CAR PARK**
- **COUNCIL TAX BAND - A**

- **IMMACULATELY PRESENTED THROUGHOUT**
- **MODERN BATHROOM WITH THREE-PIECE SUITE**
- **AVAILABLE 20TH JANUARY**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EPC RATING - C**

Entrance Hallway

Laminate flooring, storage cupboard/utility room with plumbing for washing machine and power for tumble dryer, double radiator, entry phone system

Lounge 11'8 x 10'9 (3.56m x 3.28m)

Double glazed windows to rear aspect, power points, TV aerial point, phone point, laminate flooring, double radiator

Kitchen 11'8 x 6'4 (3.56m x 1.93m)

Double glazed window to side aspect, double radiator, laminate flooring, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit, space for gas or electric oven, space for fridge/freezer, plumbing for dishwasher, Vaillant combination boiler, power points

Family Bathroom 6'4 x 5'8 (1.93m x 1.73m)

Tiled walls, tiled flooring, heated towel rail, LED touch screen mirror, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, low level W.C. wash basin with mixer tap and vanity under unit, extractor fan, spotlights

Bedroom One 13'5 x 10'9 (4.09m x 3.28m)

Double glazed window to rear aspect, laminate flooring, double radiator, power points

Bedroom Two 8'40 x 7'78 (2.44m x 2.13m)

Double glazed window to side aspect, laminate flooring, double radiator, power points

Lease Remaining - 89 years

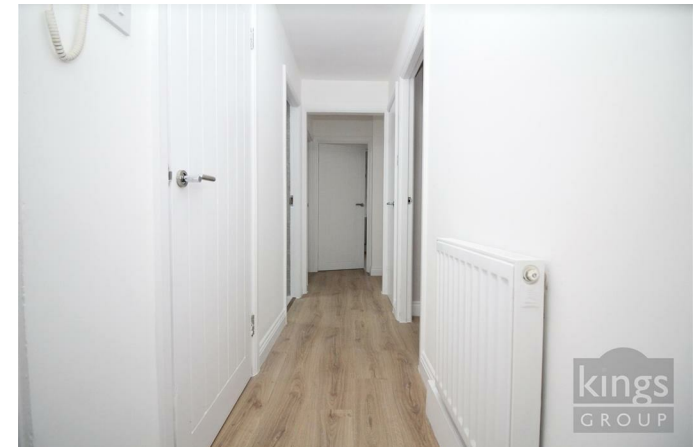
Service Charge - £1027,70 PA

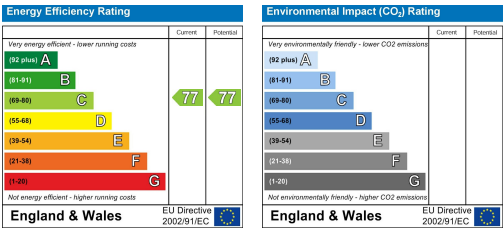
Ground Rent - £10 PA

Council Tax Band - A

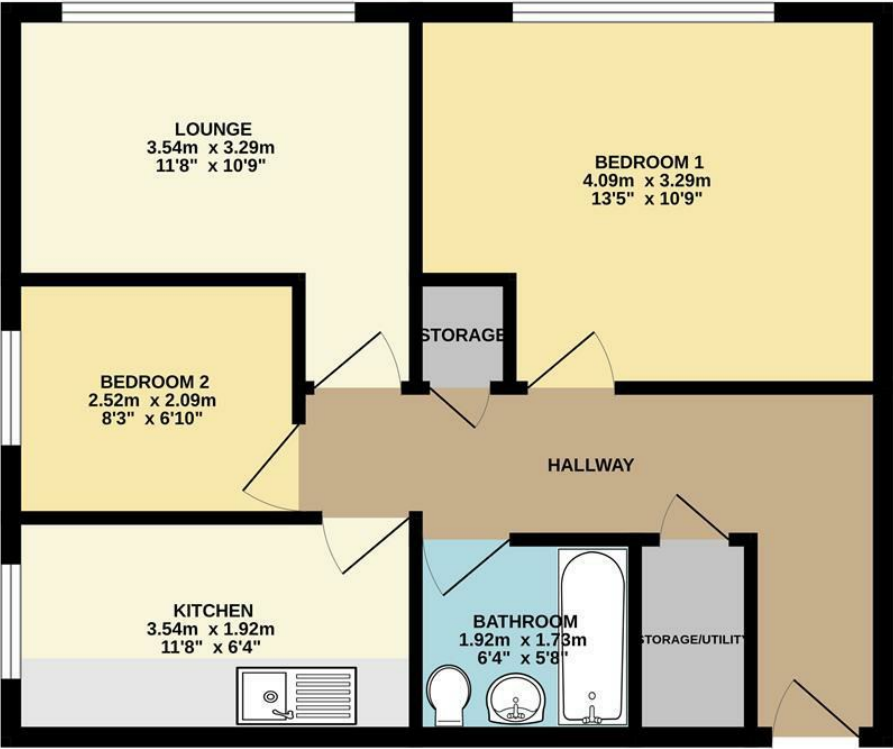
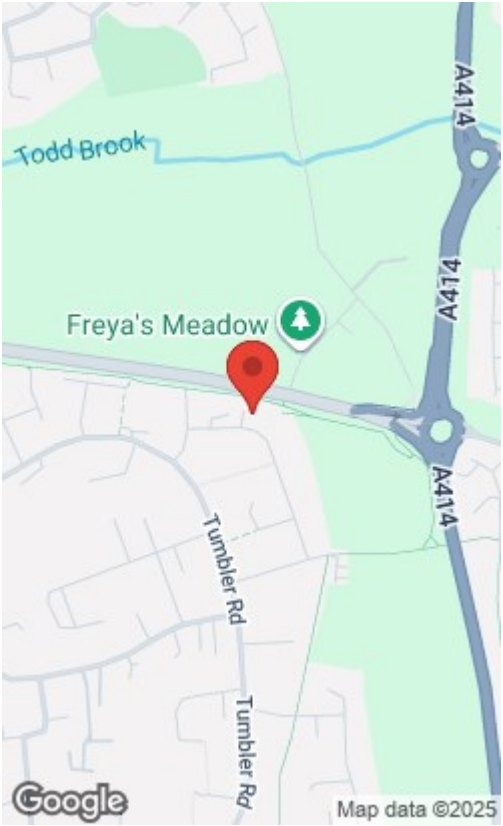
EPC Rating - C

Flood Risk - Vary Low





GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA: 48.5 sq.m. (522 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.

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