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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Long Banks, Harlow, CM18 7PB  
Offers In The Region Of £180,000

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, ONE BEDROOM FIRST FLOOR MASONETTE WITH ITS OWN PRIVATE ENTRANCE IN LONG BANKS, HARLOW \*\***

Nestled in the desirable area of Long Banks, Harlow, this charming upper maisonette offers a delightful living experience. With its own private entrance, this one-bedroom first-floor apartment provides both comfort and convenience. Upon entering, you will find a good-sized kitchen, complete with essential white goods, making it perfect for those who enjoy cooking and entertaining. The bathroom features a modern four-piece suite, ensuring a relaxing space to unwind after a long day. The double bedroom is spacious and inviting, while the lounge diner offers a versatile area for both relaxation and dining, ideal for hosting friends or enjoying quiet evenings at home.

This property is ideally situated close to local shops and amenities, providing easy access to everything you may need. Additionally, the excellent transport links to the A414 and M11 make commuting a breeze, connecting you to surrounding areas and beyond.

This maisonette is perfect for first-time buyers or investors offering a blend of comfort, convenience, and a welcoming community atmosphere. Don't miss the opportunity to make this lovely property your new home.

Call us today on 01279433033 to arrange your viewing.

**Entrance Hallway**

Own private entrance, double radiator, stairs leading to apartment

**Lounge/Diner**

**13'88 x 11'85 (3.96m x 3.56m)**

Double glazed window to front aspect, coved ceiling, double radiator, laminate flooring, TV aerial point, phone point, power points

**Bedroom**

**11'82 x 8'91 (3.35m x 2.44m)**

Double glazed window to front aspect, carpeted, double radiator, coved ceiling, power points, loft access

**Kitchen**

**15'87 x 6'85 (4.57m x 1.83m )**

Double glazed window to rear aspect, tiled flooring, tiled splashbacks, spotlights, double radiator, a range of base and wall units with roll top granite effect work surfaces, white goods included, gas oven and hob, chimney style extractor fan, sink with mixer tap and double drainer unit, power points

**Bathroom**

**10'44 x 6'50 (3.05m x 1.83m )**

Double glazed opaque window to side aspect, tiled flooring, tiled splashbacks, walk in shower cubicle with thermostatically controlled shower, roll top bath with shower attachment, low level flush W.C. spotlights, heated towel rail

**External**

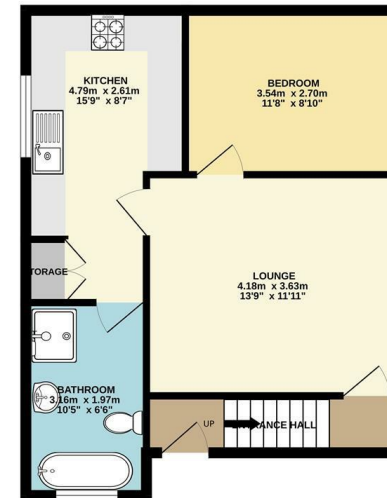
Ample street parking, own private entrance

Tenure - Leasehold  
 Construction Type - Brick Built  
 Lease Remaining - 96 Years  
 Service Charge - £804 PA  
 Ground Rent - £10 PA  
 Council Tax Band - B  
 EPC Rating - D

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

FIRST FLOOR  
 46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 46.1 sq.m. (496 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, floors 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 a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given.  
 Made with Metrepro 12/2020

