



Myrtle Close, CM17 0GA
Harlow





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First-time buyer dream! Start with 45% Shared Ownership and increase your share over time with staircasing up to 100% ownership.

Kings Group are delighted to offer this well-presented ONE BEDROOM GROUND FLOOR APARTMENT situated within the highly sought-after development of Gilden Park on Myrtle Close. With approximately 118 years remaining on the lease, this property represents an excellent opportunity for FIRST TIME BUYERS looking to take their first step onto the property ladder. Offered on a 45% shared ownership basis with the option to staircase to 100% ownership, the full market value is £230,000. Further benefits include allocated parking for one vehicle, visitor parking bays, and easy access to a range of local shops and amenities.

The accommodation comprises an inviting entrance hall with a useful storage cupboard, leading through to a spacious open-plan lounge, kitchen and dining area. The bright and airy lounge enjoys direct access via patio doors to a private outdoor seating space, creating an ideal setting for relaxing or entertaining. The modern kitchen is fitted with a range of wall and base units, providing ample storage and workspace. The generous double bedroom offers plenty of natural light, while the contemporary bathroom features a stylish three-piece suite.

Ideally located for commuters, the property benefits from excellent transport links, with the M11 and M25 easily accessible via Junction 7A, providing direct routes to London, Stansted Airport and Cambridge. The monthly rent is £399.41, with a service charge of £191.86 per month, which includes the ground rent and estate charge. Combining modern living, convenience and affordability, this attractive apartment is not to be missed.

45% Shared Ownership
£103,500



- ONE BEDROOM GROUND FLOOR APARTMENT
- IDEAL PURCHASE FOR A FIRST TIME BUYER LOOKING TO GET ONTO THE PROPERTY LADDER
- OPTION TO BUY 100% OWNERSHIP - FULL MARKET VALUE £230,000
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO THE M11/M25 VIA JUNCTION 7A

- 45% SHARED OWNERSHIP
- ALLOCATED PARKING FOR ONE CAR & VISITOR SPACES
- BEAUTIFUL NEW DEVELOPMENT
- CLOSE TO TRANSPORT LINKS WITH ACCESS TO LONDON LIVERPOOL STREET

Entrance Hall

Double glazed window to side aspect, single radiator, storage cupboard, power points.

Lounge/Diner 16'78 x 11'99 (4.88m x 3.35m)

Double glazed window to the front aspect, single radiator, carpeted flooring, power points, door leading to patio area.

Kitchen 6'52 x 9'24 (1.83m x 2.74m)

Double glazed window to the side aspect, single radiator, tiled flooring, a range of wall and base units with roll top worksurfaces, drainer unit, electric oven and gas hob, extractor fan, plumbing for washing machine, space for fridge freezer, power points, combi boiler.

Bedroom One 12'12 x 10'96 (3.66m x 3.05m)

Double glazed window to the side aspect, single radiator, carpeted flooring, power points.

Family Bathroom 6'40 x 6'91 (1.83m x 1.83m)

Part tiled walls, vinyl flooring, panel enclosed bath with separate taps and shower attachment, wash basin with separate taps, low level W.C, extractor fan.

Property Information

Build: Standard Construction

Flood Risk: Surface Water - Very Low, Rivers & Seas - Very Low

Tenure: Leasehold

Lease Remaining: 118 Years

Service Charge, Ground Rent: & Estate Charge: £191.86 Per Month (£2302.32 Per Annum)

Shared Ownership:

45% Shared Ownership - Option to Purchase 100% Share - Purchase Price of £230,000

Rent: £399.41 Per Month







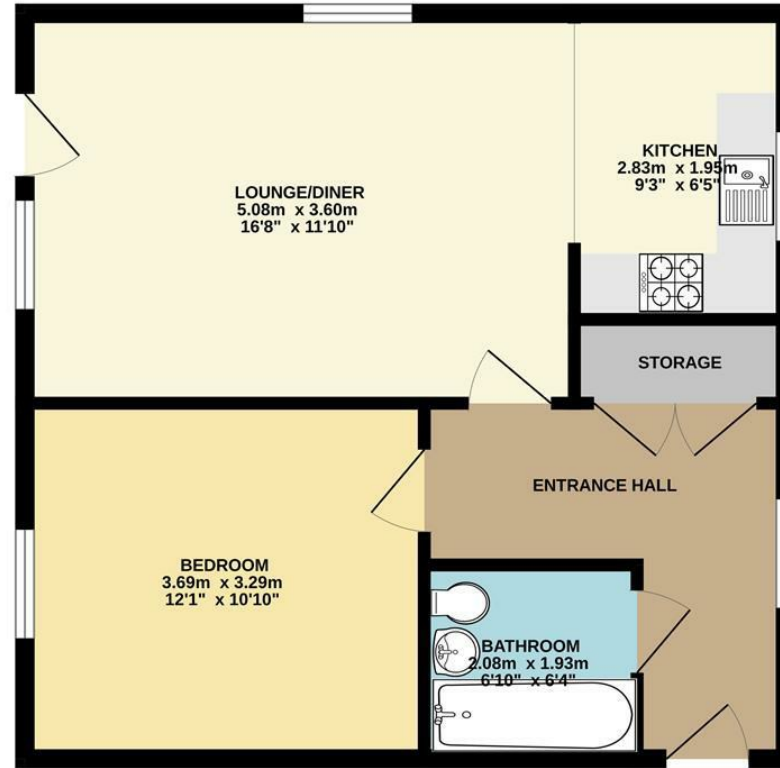
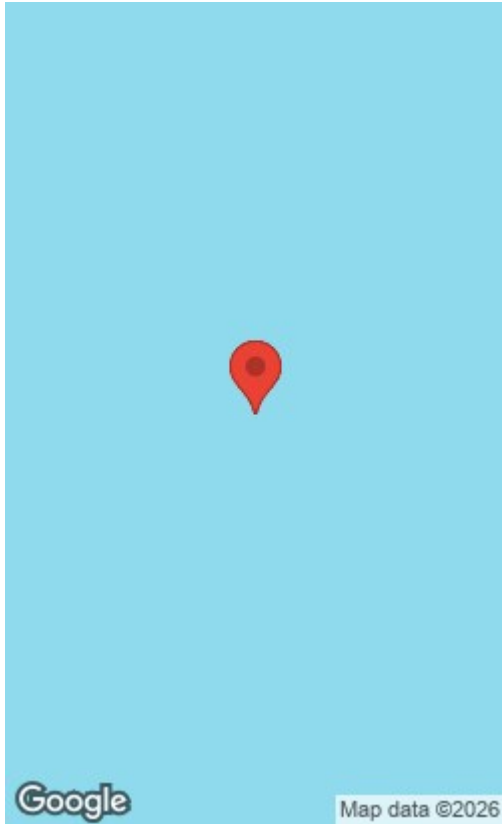
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82

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

GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 50.9 sq.m. (548 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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