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GROUP



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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084


Wedgewood Drive, Harlow, CM17 9PY  
Offers In Excess Of £190,000

Kings Group are pleased to offer For Sale, this ONE BEDROOM APARTMENT on Wedgewood Drive . Located on the desirable Church Langley development to the east of Harlow, this ideal investment or starter property is comprised of open planned lounge & kitchen, double bedroom and bathroom.

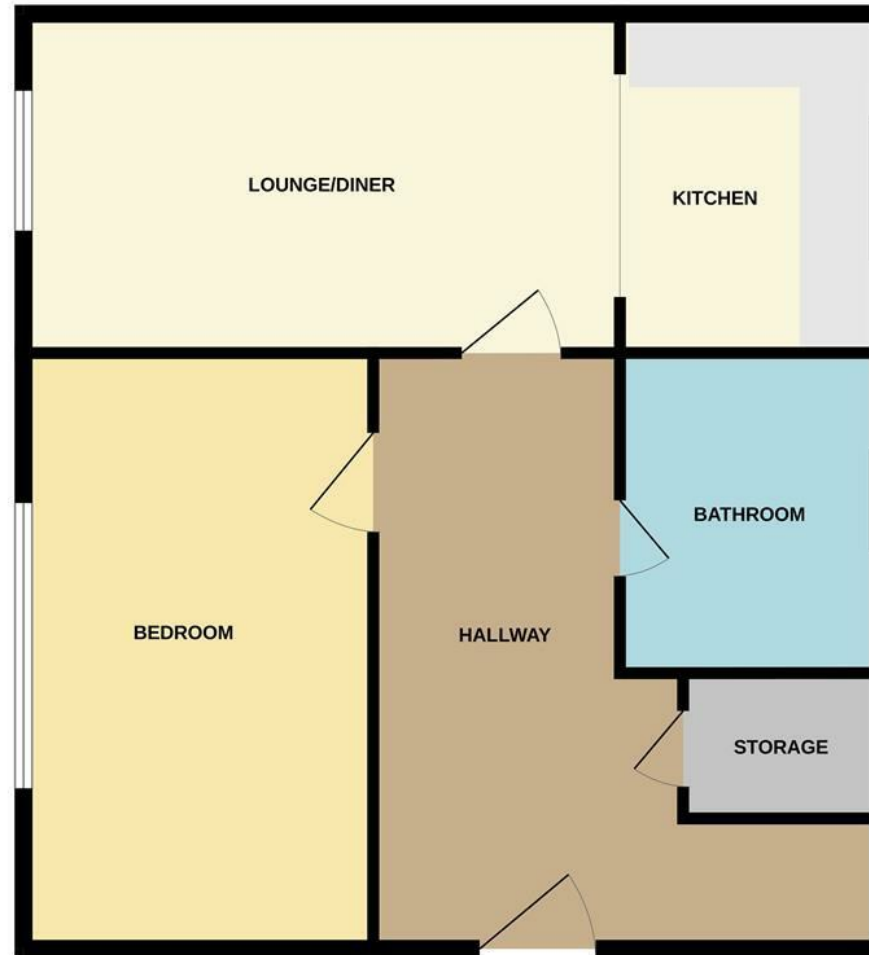
The property is very close to the M11 and M25, there are a range of local shops all within walking distance of the property and it also benefits from being walking distance to Tesco superstore. The property is situated within catchment of some of the most sought after schools. Henry Moore Primary School (0.14 Miles) , Church Langley Community Primary School (0.57 Miles). The local bus station is Rushton Grove which is walking distance away ( 0.05 Miles ). The property benefits from having two car driveway.

Lease Term Remaining: 98 Years  
Service Charge: £1890 P/A  
Ground Rent: £184 P/A  
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 |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |   |
| England & Wales                                     |         | EU Directive 2002/91/EC  |

## 2ND FLOOR



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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