



Crossbill Way, CM17 9GP
Harlow





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Kings Group are delighted to present this SPACIOUS, MODERN TOP FLOOR TWO DOUBLE BEDROOM APARTMENT, located in the sought-after Crossbill Way, within the Newhall Development. Surrounded by green open space, local shops, schools, and everyday amenities, this modern property offers the perfect balance of convenience and comfort. Benefiting from a LONG LEASE of 240 YEARS REMAINING and allocated parking for two cars, this apartment makes an ideal purchase for first-time buyers or young families looking to step onto the property ladder.

The inviting entrance hall leads through to a spacious, bright, and airy open-plan lounge, kitchen, and diner. The modern fitted kitchen boasts a range of wall and base units, while the living area is enhanced by a Juliet balcony and an additional balcony, both perfect for enjoying the sun and views. The master bedroom benefits from a stylish en-suite, while a further double bedroom and a family bathroom fitted with a contemporary three-piece suite complete the accommodation.

Situated within easy reach of the M11 and M25, the property provides direct links to London, Stansted, and Cambridge, making it a convenient choice for commuters.

Please note that standard leasehold charges apply, including a service charge of £2,300 per annum, ground rent of £300 per annum, and an estate charge of £420 per annum for the maintenance of the development.

With a long lease of 240 years and modern living throughout, early viewing is highly advised—call Kings Group today to arrange your appointment.

Offers In Excess Of £270,000



- **TWO BEDROOM SECOND FLOOR APARTMENT**
- **TWO ALLOCATED PARKING SPACES**
- **DOUBLE BEDROOMS**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**
- **240 YEARS REMAINING ON THE LEASE**

Entrance Hall

Wood flooring, storage cupboard, loft hatch, power points.

Open Planned Lounge/Kitchen/Diner 25'3 x 17 (7.70m x 5.18m)

Lounge:

Double glazed window to the rear and side aspect, wood flooring, radiators, power points, door leading to large balcony.

Bedroom One 12 x 10'2 (3.66m x 3.10m)

Double glazed window to the rear aspect, wood flooring, power points, Juliet balcony

En-suite 6'4 x 5'9 (1.93m x 1.75m)

Part tiled walls, shower cubicle with thermostatic controls, extractor fan, wash basin with mixer tap with vanity unit, low level W. Shaver point.

Bedroom Two 12 x 8'4 (3.66m x 2.54m)

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

Family Bathroom 6'10 x 6'5 (2.08m x 1.96m)

Part tiled walls, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer taps and vanity unit underneath, low level W.C.

Property Information

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

Tenure: Leasehold

Lease Remaining: 240 Years

Service Charge: £2300 per annum

Ground Rent: £300 per annum

Estate Charge: £420 per annum

Parking: Two allocated parking spaces

Schools/Transport Links

- **LARGE BALCONY**
- **OPEN PLANNED LOUNGE/KITCHEN/DINER**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **AWARD WINNING MODERN DEVELOPMENT**
- **EN-SUITE TO THE MASTER BEDROOM**

Primary Schools:

Newhall Primary Academy (0.18 miles), Henry Moore

Primary School (0.53 miles)

Secondary Schools:

St Nicholas School (0.74 miles), Mark Hall Academy (0.77 miles)

Train stations:

Harlow Mill Rail Station (1.41 miles), Harlow Town Rail Station (2.2 miles)

Motorways:

M11 J7A (1.41 miles), M11 J7 (1.98 miles)

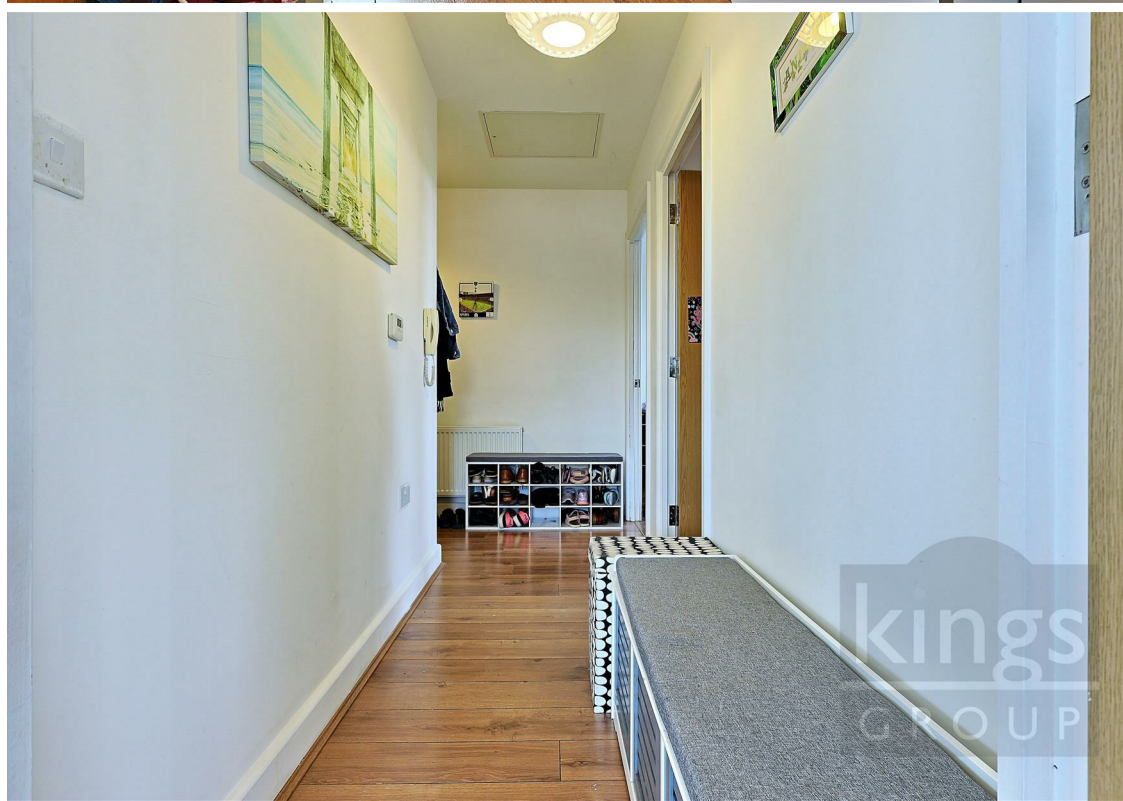




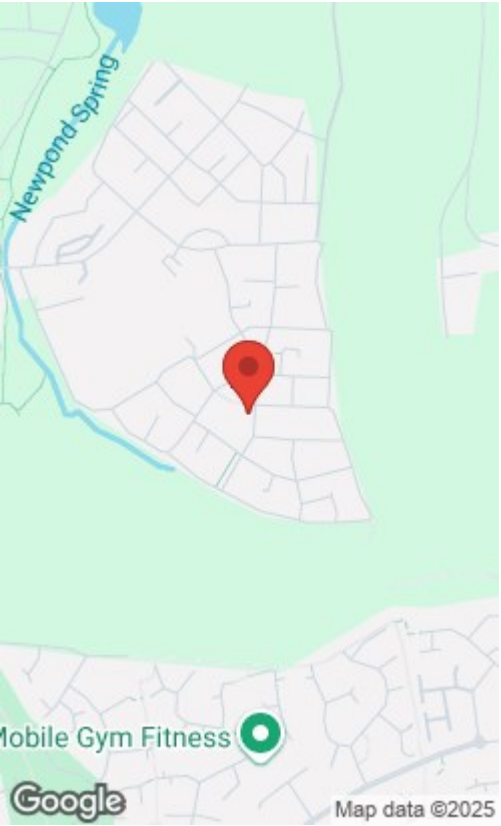
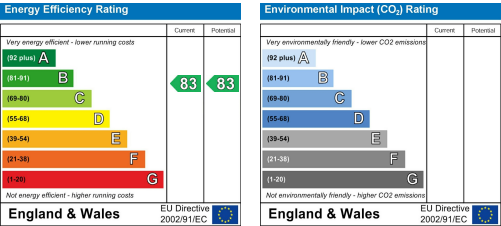


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SECOND FLOOR



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 purchasers. 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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