



North Square, CM17 9TW  
Harlow

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# North Square, CM17 9TW

\*Guide Price £290,000 - £300,000\*

Kings Group are delighted to present this impressive TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT located in the sought-after North Square within the popular Newhall development. The property boasts two allocated parking spaces and is ideally positioned close to local shops, highly regarded schools, and everyday amenities, making it a convenient and desirable place to live.

Upon entering the apartment, you are welcomed by an inviting entrance hall that leads into a bright, spacious, and modern open-plan kitchen/lounge/diner—perfect for relaxing or entertaining guests. The kitchen features a stylish range of wall and base units, integrated appliances, and contemporary fittings. There is an additional storage cupboard with plumbing for a washing machine. The master bedroom benefits from a private en-suite, while the second double bedroom is ideal for guests, family, or a home office. A sleek family bathroom with a modern three-piece suite completes the accommodation.

This well-maintained apartment is ready for immediate occupation and would make an ideal purchase for a first-time buyer or someone looking to downsize. The development is well-connected, with easy access to the M11 and M25 offering direct routes to London, Stansted Airport, and Cambridge. Nearby train stations further enhance commuting options.

The property is subject to a service charge of approximately £1,199.64 per annum (£99.97 Per Month), a Ground Rent of £10 per annum, and an Estate Charge of £405 per annum (£105 Per Quarter), contributing to the upkeep of the area's beautifully maintained surroundings.

Call us today today to arrange a viewing or to find out more information!

## Guide Price £290,000



- **SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT**
- **EN-SUITE TO THE MASTER BEDROOM**
- **OPEN PLANNED KITCHEN/LOUNGE/DINER**
- **IDEAL PURCHASE FOR A FIRST TIME PURCHASE**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**

### Entrance Hall

Amtico flooring, single radiator, power points, intercom

### Lounge/Kitchen/Diner 18'37 x 12'57 (5.49m x 3.66m)

Lounge/Diner: Double glazed window to the side aspect, single radiator, Amtico flooring, power points.

Kitchen: Amtico Flooring, Spotlights, a range of wall and base units with flat top work surfaces, integrated cooker, electric oven, electric hob, integrated extractor fan, integrated fridge freezer, integrated dishwasher, double drainer unit, power points. Storage cupboard with plumbing for washing machine and space for tumble dryer.

### Bedroom One 8'90 x 12'39 (2.44m x 3.66m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, power points

### En-suite 6'57 x 8'39 (1.83m x 2.44m)

Spotlights, heated towel rail, tiled flooring, tiled splash backs, extractor fan, double shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C, shaver points

### Bedroom Two 8'52 x 12'60 (2.44m x 3.66m)

Double glazed windows to the front aspect, carpeted flooring, single radiator, power points.

### Family Bathroom 6'51 x 7'73 (1.83m x 2.13m)

Spotlights, tiled splash backs, heated towel rail, tiled flooring, extractor fan, tiled splash backs, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer taps, low level W.C, shaver points.

### Schools/ Transport Links

Primary Schools:

- **CHAIN FREE**
- **ALLOCATED PARKING FOR TWO CARS**
- **IMMACULATELY PRESENTED THROUGH OUT**
- **243 YEARS REMAINING ON THE LEASE**
- **CLOSE PROXIMITY TO THE M11/M25 AND TRAIN STATIONS**

Newhall Primary Academy (0.41 Miles), Church Langley Community Primary School (0.51 miles)

Secondary Schools:

Mark Hall Academy (0.25 miles), St Nicholas School (0.92 miles)

Train Stations:

Harlow Mill Rail Station (1 miles), Harlow Town Rail Station (1.69 miles)

Motorways:

M11 J7 (2.29 miles), M11 J7A (1.62 miles)

Flood Risk: River Seas - Very Low, Surface Water - Very Low

Build - Standard Construction - Brick and Tile

Tenure: Leasehold

Lease: 243 Years Remaining

Service Charge: £1199.64 Per Annum (£99.97 Per Month)

Ground Rent: £10 Per Annum

Estate Charge: £405 Per Annum (£105 Per Quarter)

Parking: Two Allocated Parking Spaces







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



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 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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