

A three-story brick house with a green door and a small garden. The house is made of light-colored bricks with red brick accents around the windows and door. There are several windows with white frames and shutters. A small white bench is in the garden. A large tree is on the right side of the house.

Belfield Gardens, CM17 9QN
Essex





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**** SOLD PRIOR TO MARKETING ****

Kings Group are delighted to offer for sale on a CHAIN FREE BASIS this TWO BEDROOM FIRST FLOOR APARTMENT in Belfield Gardens, within the ever-popular Church Langley development. The property benefits from allocated parking for one car and is perfectly suited for first-time buyers or investors alike.

The inviting entrance hall leads through to a bright and spacious family lounge/diner, enhanced by a charming bay window that fills the room with natural light.

The fitted kitchen offers a practical range of wall and base units, providing plenty of storage and workspace. Two well-proportioned double bedrooms make this home ideal for sharers or a small family, while the family bathroom is fitted with a classic three-piece suite. The thoughtful layout ensures both comfort and convenience, with each room designed to maximise the available space.

Situated close to local shops, schools, and amenities, the property also boasts excellent transport links. The nearby M11 and M25 provide direct routes into London and surrounding areas, making it a great choice for commuters. With its desirable location in Church Langley and the benefit of selling prior to marketing, this home highlights the strong demand for properties in the area.

Service Charge : £1443.04 Per Annum
Ground Rent £200 Per Annum
Lease Remaining: 95 Years

Offers In The Region Of £220,000



- **SOLD PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED FOR AWAITING BUYERS**
- **ONE ALLOCATED PARKING SPACE**
- **CHAIN FREE**
- **GAS CENTRAL HEATING**
- **CLOSE TO LOCAL SHOPS/ SCHOOLS & AMENITIES**
- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **95 YEARS REMAINING ON THE LEASE**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON AND SURROUNDING AREAS**

Lounge/Diner 12'79 x 14'57 (3.66m x 4.27m)

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

Kitchen 8'09 x 5'98 (2.67m x 1.52m)

Double Glazed window to the front aspect, Vinyl flooring, a range of wall and base units with roll top work surfaces, plumbing for washing machine, space for fridge freezer, gas hob, electric oven, extractor fan, tiled splash backs, drainer unit, combi boiler, power points.

Bedroom One 11'23 x 10'67 (3.35m x 3.05m)

Double glazed window to front and side aspect, carpeted flooring, single radiators, power points

Bedroom Two 7'35 x 9'91 (2.13m x 2.74m)

Double glazed window to side aspect, carpeted flooring, single radiators, power points

Family Bathroom 6'41 x 6'48 (1.83m x 1.83m)

Tiled walls, extractor fan, vinyl flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin, low level W.C, Shaver point

Property Information

Build - Standard Construction - Brick and tile

Tenure: Leasehold

Service Charge £1443.04 per annum

Ground Rent £200 per annum

Lease Remaining: 95 Years

Parking: One allocated

Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.22 miles), Church Langley

Community Primary School (0.39 miles)

Secondary Schools:

Passmores Academy (0.68 miles), Mark Hall Academy (1.1 miles)

Train stations:

Harlow Mill Rail Station (1.85 miles), Harlow Town Rail Station (2.13 miles)

Motorways:

M11 J7 (1.43 miles), M11 J7A (2.03 miles)



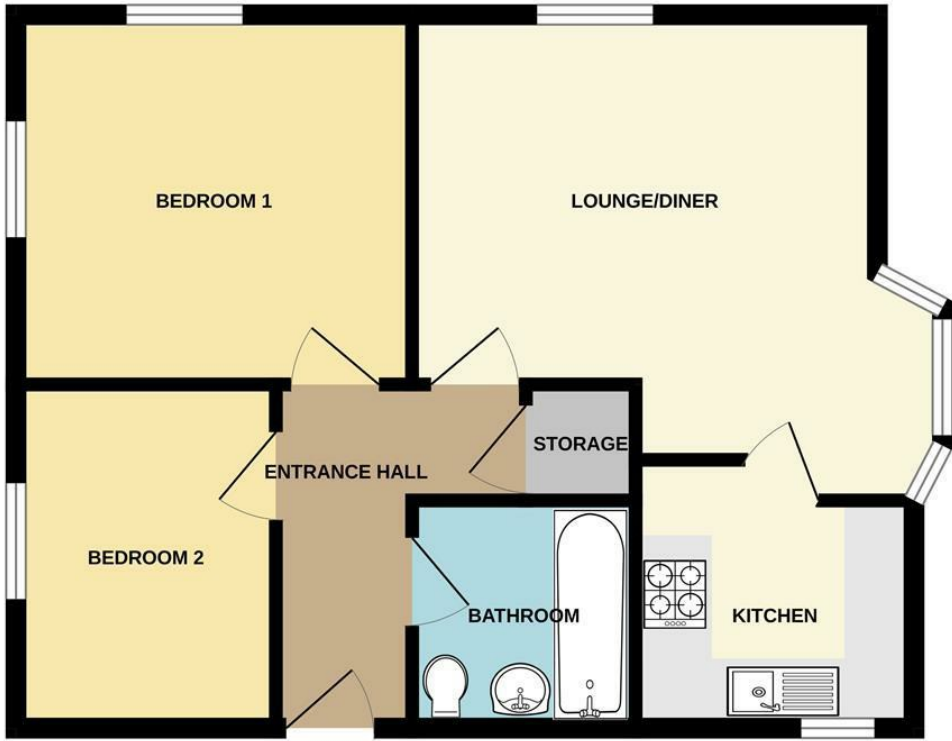


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



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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