



Aynsley Gardens, CM17 9PE
Harlow





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Guide Price £190,000 - £200,000

Kings Group are delighted to present this well-maintained ONE BEDROOM GROUND FLOOR APARTMENT, ideally situated within Aynsley Gardens on the ever-popular Church Langley development. This property represents an excellent opportunity for first-time buyers or investors alike. The apartment benefits from an impressive 965 years remaining on the lease, one allocated parking space, additional visitor parking, and access to a communal garden.

The accommodation begins with an inviting entrance hall that leads through to a spacious lounge/diner, providing a comfortable and versatile living space ideal for both relaxing and entertaining. The property also features a fitted kitchen, complete with a range of wall and base units offering ample storage and worktop space.

The apartment further comprises a generously sized double bedroom with built-in wardrobes, and a family bathroom fitted with a three-piece suite. The layout is practical and well proportioned, making the most of the ground floor position.

Externally, residents can enjoy the communal garden, while the location offers excellent convenience. The property is close to local shops, schools, and amenities, with easy access to the M11 and M25, providing direct routes to London, Stansted Airport, and Cambridge.

Service charge is Approx. £2,500 per annum with ground rent of Approx. £25 per annum. Viewing is highly advised to fully appreciate all that this property has to offer.

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- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **SECURITY ENTRY PHONE SYSTEM**
- **ONE ALLOCATED PARKING SPACE AND VISITOR BAYS**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER OR AN INVESTOR**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTEAD AND CAMBRIDGE**
- **ONE BEDROOM GROUND FLOOR APARTMENT**
- **COMMUNAL GARDENS**
- **965 YEARS REMAINING ON THE LEASE**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **VIEWING IS HIGHLY ADVISED**

Property Information

Build: Standard Construction

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

Tenure: Leasehold

Lease Remaining: 965 Years

Service Charge: £2700 Per Annum Approx.

Ground Rent: £25 Per Annum Approx.

Parking: One allocated parking space & One Visitors space available for the block.

Local Authority: Harlow Council

Entrance Hall

Laminate flooring, power points, storage cupboard, airing cupboard

Kitchen 10'38 x 6'43 (3.05m x 1.83m)

Double glazed window to the side aspect, tiled splash backs, a range of wall and base units with roll top work surfaces. space for cooker, electric oven and hob, extractor fan, space for fridge freezer, plumbing for washing machine, double drainer unit, textured ceiling, power points.

Lounge/ Diner 16'62 x 10'79 (4.88m x 3.05m)

Double glazed window to the front and side aspect, coved and textured ceiling, electric storage heater, laminate flooring, power points.

Bedroom One 10'82 x 8'90 (3.05m x 2.44m)

Double glazed window to the side aspect, coved and textured ceiling, electric storage heater, carpeted flooring, built in wardrobes, power points.

Family Bathroom 6'78 x 6'37 (1.83m x 1.83m)

Double glazed window to the side aspect, textured ceiling, tiled walls, electric storage heater, vinyl flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer tap, low level W.C

Communal Garden

Mainly laid to lawn



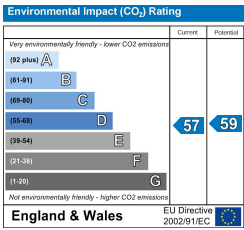
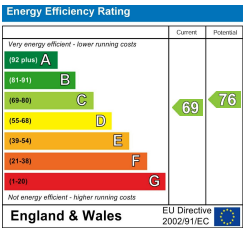


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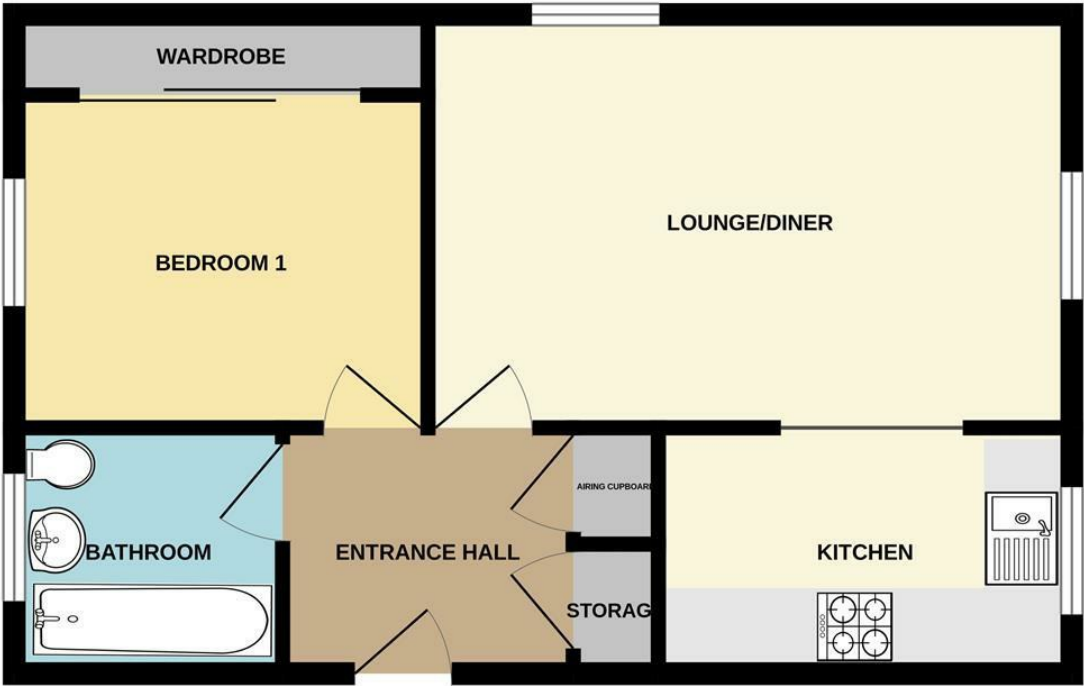


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GROUND FLOOR



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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