



Blackthorn Drive, CM17 0FS
Harlow





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Kings Group are delighted to offer for sale, on a CHAIN FREE BASIS, this well-presented ONE BEDROOM GROUND FLOOR APARTMENT situated on Blackthorn Drive within the ever-popular Gilden Park development in Harlow. The property benefits from one allocated parking space along with access to visitor bays, making it ideal for first-time buyers, investors, or those looking to downsize.

The apartment offers an inviting entrance hall leading through to a spacious open-plan lounge/kitchen/diner, perfectly designed for modern living. The lounge/diner provides ample space for both relaxation and entertaining, with a door opening directly onto a private patio seating area. The contemporary fitted kitchen features a range of wall and base units, offering generous storage and workspace.

The property further comprises a well-proportioned double bedroom and a family bathroom fitted with a modern three-piece suite.

Additional benefits include a Long Lease with 118 years remaining. There is an annual Service Charge, Ground Rent, and Estate Charge (all to be confirmed).

Ideally located close to local shops, schools, and amenities, the property is also within easy reach of the new Harlowbury school opening this September. Excellent transport links are available via the M11 and M25 (Junction 7A), providing direct access to London, Stansted Airport, and Cambridge.

Viewing is highly advised to fully appreciate what this fantastic apartment has to offer.

£225,000



- CHAIN FREE
- ONE ALLOCATED PARKING SPACE & VISITOR SPACE
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- 118 YEARS REMAINING ON THE LEASE
- PRIVATE PATIO SEATING AREA (ACCESS VIA THE LOUNGE)

Entrance Hall

Two storage cupboards, power points.

Lounge/Diner 13'48 x 20'73 (3.96m x 6.10m)

Double glazed window to the side aspect, single radiator, power points, patio door leading to covered patio area.

Kitchen 7'22 x 8'87 (2.13m x 2.44m)

Double glazed windows to the side aspect, vinyl flooring, tiled splash backs, a range of wall and base units with roll top worksurfaces, integrated cooker, electric oven and gas hob, integrated extractor fan, drainer unit, space for fridge freezer, plumbing for washing machine, power points.

Bedroom One 10'92 x 12'10 (3.05m x 3.91m)

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

Family Bathroom 6'55 x 6'84 (1.83m x 1.83m)

Double glazed window to the side aspect, vinyl flooring, single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer taps, low level W.C, shaver point

Property Information

Tenure: Leasehold

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

Lease Remaining: 118 Years

Service Charge: To Be Confirmed

Ground Rent: To Be Confirmed

Estate Charge: To Be Confirmed

Parking: One Allocated parking space, and visitor space

Council Tax Estimate: £1,724 Per Annum

- ONE BEDROOM GROUND FLOOR APARTMENT
- OPEN PLANNED KITCHEN/LOUNGE/DINER
- CLOSE TO THE M11/M25 VIA JUNCTION 7A
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR AN INVESTOR ALIKE
- VIEWING IS HIGHLY ADVISED



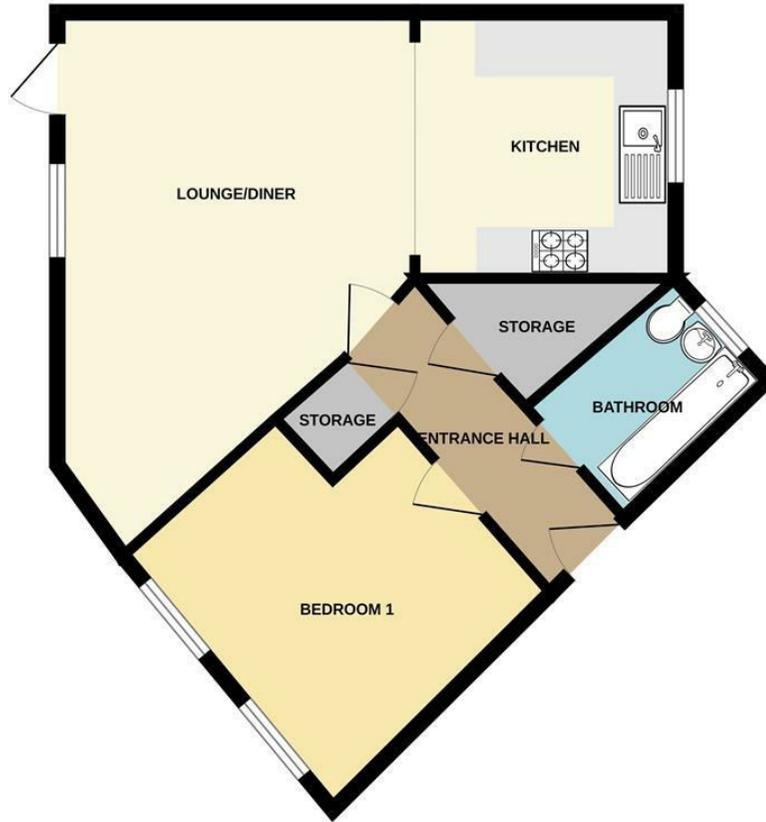




GROUND FLOOR

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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