



North Square, CM17 9TW
Harlow





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** GUIDE PRICE £300,000 - £325,000 **

Looking for a bright, airy, and spacious apartment? Your search ends here!

Kings Group are excited to bring to the market this beautifully presented THREE BEDROOM FIRST FLOOR APARTMENT, set within the ever-popular North Square on the highly desirable Newhall Development. Offering an impressive 242-year lease and allocated parking for two cars side by side, this stunning home is perfect for first-time buyers and families looking for stylish, modern living in a fantastic location. Bright, spacious and ready to move straight into, the property has been beautifully maintained throughout and instantly feels like home from the moment you walk through the door.

At the heart of the apartment is the incredible open-plan lounge/kitchen/diner, a bright and airy space filled with natural light thanks to its triple aspect views. The modern fitted kitchen offers a range of wall and base units with integrated appliances, while sleek grey Amtico flooring adds a contemporary touch to the living area, the perfect space for relaxing evenings or entertaining family and friends. The spacious main bedroom benefits from a stylish en-suite shower room and direct access onto the private balcony, creating the perfect spot to enjoy your morning coffee. The second bedroom is a fantastic size, whilst the third room offers excellent versatility as a nursery, dressing room or home office.

Ideally located close to local shops, schools and everyday amenities including David Lloyd Leisure Centre, this property also offers excellent access to the M11 and M25 via Junction 7A, making it ideal for commuters.

Please note, there is a service charge of approximately £1,500 per annum, ground rent of just £1 per annum, and an estate charge of approximately £412 per annum for the upkeep of this attractive and well-maintained development. Viewing is highly advised!

Guide Price £300,000



- **GUIDE PRICE £300,000 - £325,000**
- **242 YEARS REMAINING ON THE LEASE**
- **MODERN FITTED KITCHEN WITH INTEGRATED GOODS**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER AND FAMILIES**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

Property Information

Build: Standard Construction

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

Tenure: Leasehold

Lease Remaining: 242 Years

Service Charge: £1500 Per Annum

Ground Rent: £1 Per Annum

Estate Charge: £412 Per Annum

Parking: Two Allocated Parking Spaces (Side by side)

Entrance Hall

Grey Amtico flooring, storage cupboard.

Kitchen/Lounge/Diner (Open Plan) 23'25 x 12'27 (7.01m x 3.66m)

Kitchen:

Double glazed window to the front aspect, spotlights, Grey Amtico flooring, a range of wall and base unit with flat top worksurfaces, integrated induction hob, electric oven, extractor fan, drainer unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, single radiator, power points.

Lounge/Diner:

Double glazed window to the side and rear aspect, Grey Amtico flooring, single radiator, power points.

Bedroom One 17'23 x 11'51 (5.18m x 3.35m)

Double glazed window to the side aspect, single radiator, carpeted flooring, power points, door leading to balcony

En-suite 5'76 x 7'57 (1.52m x 2.13m)

Part tiled walls, heated towel rail, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C, shaver point.

- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **EN-SUITE & BALCONY TO THE MASTER BEDROOM**
- **ALLOCATED PARKING FOR TWO CARS**
- **IMMACULATELY PRESENTED THROUGH OUT**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**

Bedroom Two 9'99 x 16'42 (2.74m x 4.88m)

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

Bedroom Three 6'12 x 8'44 (1.83m x 2.44m)

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

Family Bathroom 6'51 x 7'38 (1.83m x 2.13m)

Spotlights, part tiled walls, heated towel rail, Amtico flooring, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer tap, low level W.C, shaver point, extractor fan.







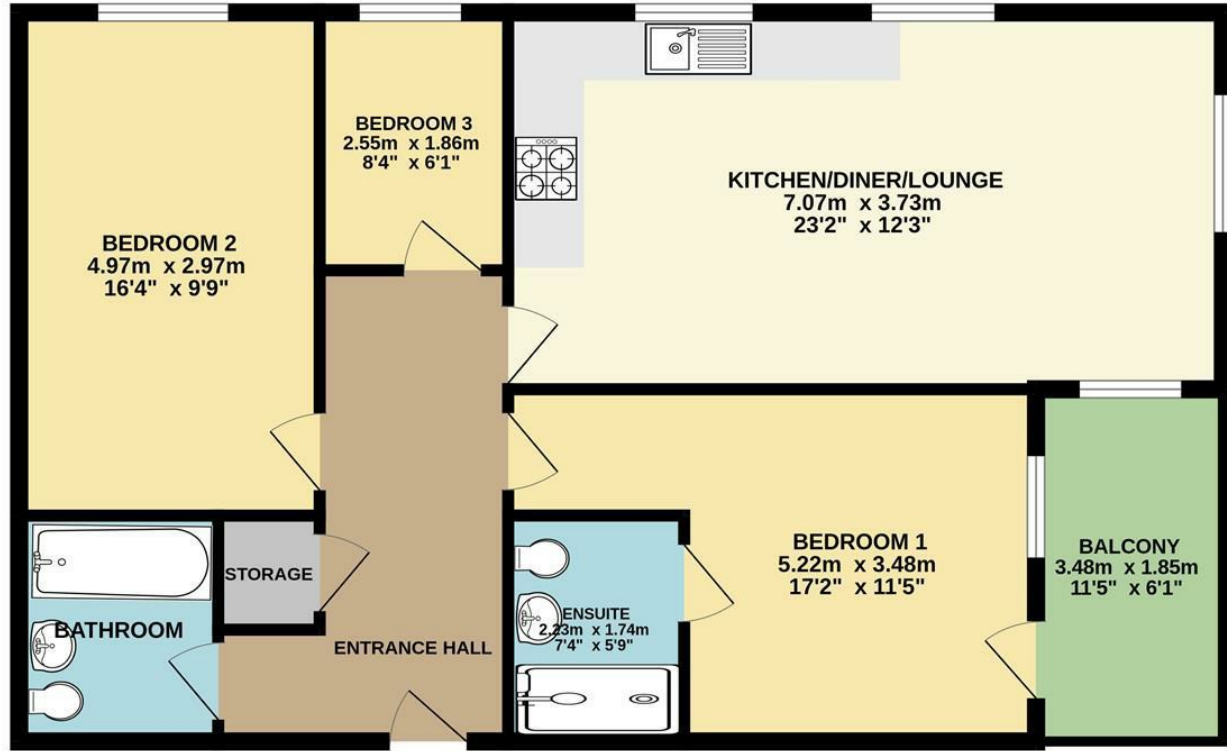


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	(81 plus) A		
(81-91) B	(61-80) B		
(69-80) C	(49-60) C		
(55-68) D	(35-48) D		
(39-54) E	(29-34) E		
(21-38) F	(11-20) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

FIRST FLOOR
77.9 sq.m. (839 sq.ft.) approx.



TOTAL FLOOR AREA : 77.9 sq.m. (839 sq.ft.) approx.

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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