



Bentley Drive, CM17 9QY
Church Langley





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Kings Group are delighted to present this beautiful TWO BEDROOM FIRST FLOOR APARTMENT, offered for sale on a CHAIN FREE BASIS, and ideally located on Bentley Drive within the ever-popular Church Langley Development. The property comes with one allocated parking space as well as additional visitor bays, making it perfect for convenience.

**** GUIDE PRICE £230,000 - £240,000 ****

A recent LEASE EXTENSION means the property now boasts a superb remaining lease of 160 years, providing peace of mind for any future owner. This makes it an ideal purchase for both first-time buyers and investors alike.

The accommodation comprises a welcoming entrance hall leading into a spacious lounge/diner, offering plenty of room for both living and entertaining. The kitchen is fitted with a range of wall and base units, while the apartment further benefits from two generous double bedrooms and a family bathroom with a modern three-piece suite. The layout has been thoughtfully designed to provide comfort and functionality for everyday living.

With the added benefit of the communal garden, the apartment offers an inviting outdoor space for residents to enjoy.

Church Langley remains one of the area's most sought-after developments, with local shops, highly regarded schools, and everyday amenities close at hand. Excellent transport links include easy access to the M11 and M25 via Junction 7, providing direct routes into London, Stansted Airport, and Cambridge.

Please note there is an annual service charge of £2121.24 and a ground rent of £0

Guide Price £230,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- ONE ALLOCATED PARKING AND VISITOR BAYS
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- COMMUNAL GARDEN
- CLOSE TO THE M11/M25 - IDEAL LOCATION FOR COMMUTERS

Entrance Hall

Laminate flooring, Power points, electric heater, storage cupboards

Lounge 11'9 x 13'05 (3.58m x 4.09m)

Double glazed windows to the side aspect, electric radiator, textured ceiling, laminate flooring, power points.

Kitchen 5'3 x 9'10 (1.60m x 3.00m)

Double glazed windows to the front aspect, a range of roll top work surfaces, space for cooker, plumbing for washing machine, sink drainer unit, space for fridge freezer, power points.

Bedroom One 8'69 x 8'55 (2.44m x 2.44m)

Double glazed windows to the side aspect, electric radiator, laminate flooring, textured ceiling, power point, storage cupboard

Bedroom Two 9'40 x 7'78 (2.74m x 2.13m)

Double glazed windows to the side aspect, electric radiator, laminate flooring, textured ceiling, power points.

Family Bathroom 4'60 x 8'33 (1.22m x 2.44m)

Panel enclosed bath with mixer taps, low flush WC , hand wash basin with separate taps, tiled walls, extractor fan, electric heater.

Property Information

Build: Standard Construction - Brick and Tile

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

Tenure: Leasehold

Lease Remaining: 160 Years (Recently had a lease extension)

Service Charge: £ 2121.24 Annually (£176.77 per month)

- CHAIN FREE
- RECENT LEASE EXTENSION - 160 YEARS REMAINING ON THE LEASE
- IDEAL PURCHASE FOR AN INVESTOR CURRENTLY ACHIEVING £1,400 PER MONTH
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- DOUBLE GLAZED PVC WINDOWS INSTALLED MARCH 2025 - FENSA CERTIFICATE AVAILABLE

Ground Rent: £0 - Peppercorn

Parking: One Allocated Space and Visitor Bays

Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.2 miles), Church Langley Community Primary School (0.39 miles)

Secondary Schools:

Passmores Academy (0.7 miles), Mark Hall Academy (1.09 miles)

Train stations:

Harlow Mill Rail Station (1.84 miles), Harlow Town Rail Station (2.14 miles)

Motorways:

M11 J7 (1.44 miles), M11 J7A (2 miles)





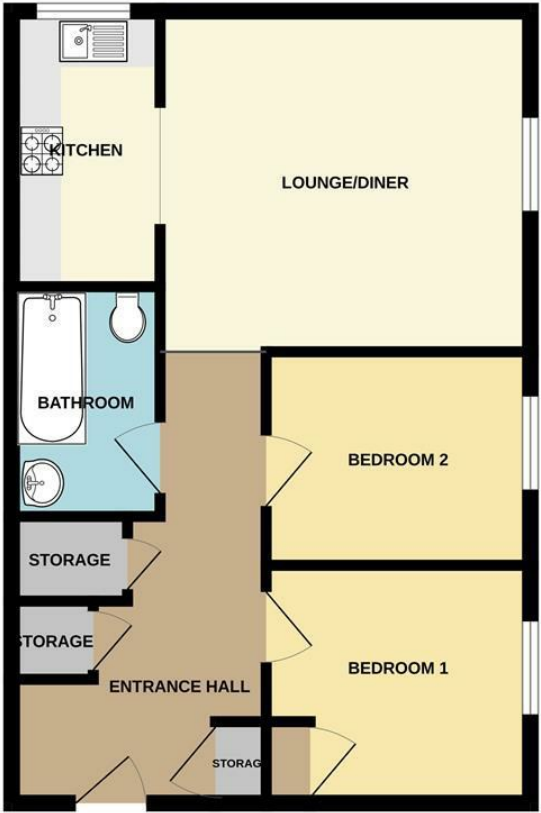
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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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