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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Shawbridge, Harlow, CM19 4NT
Offers In The Region Of £159,950

**** EXCLUSIVE TO KINGS GROUP HARLOW - CHECK OUT THIS ONE BEDROOM FIRST FLOOR APRTMENT AVAILABLE WITH TENANTS IN SITU, IN THE SOUGHT AFTER AREA OF SHAWBRIDGE, HARLOW ****

This property is brilliantly located close to all of the local amenities. Staple Tye Shopping Centre is just a 5 minute walk away, here you will find a supermarket, variety of takeaway restaurants and shops, salon and pharmacy. It is also just a stones throw away from The Lister Medical Centre and a half an hour walk or less than 10 minute drive into Harlow Town Centre full of everything you need from shopping to dining out and leisure, as well as Princess Alexandra Hospital.

The property comprises entrance hall, lounge, kitchen, double bedroom and bathroom. The property also benefits from ample storage space and good street parking at the front of the building as well as external storage shed.

The property is being sold with tenants in situ and they are currently paying £1150 PCM.

To avoid disappointment please call us today on 01279433033 to arrange viewings.

Entrance Hall

6'52 x 2'82 plus 4'36 x 3'90 (1.83m x 0.61m plus 1.22m x 0.91m)

Double glazed windows to front aspect, single radiator, storage cupboard, laminate flooring, textured ceiling

Family Bathroom

6'53 x 5'58 plus 6'56 x 3'46 (1.83m x 1.52m plus 1.83m x 0.91m)

Double glazed windows to front aspect, single radiator, lino flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and pedestal, low level WC, tiled splash back walls, coved ceiling

Lounge/Diner

16'03 x 10'46 (4.95m x 3.05m)

Double glazed windows to rear aspect, double radiators, laminate flooring, phone point, tv aerial point, power point, textured coved ceiling

Kitchen

6'53 x 10'34 (1.83m x 3.05m)

Double glazed windows to rear aspect, double radiator, lino flooring, tiled splash back walls, base & wall units with roll top work surfaces, freestanding gas cooker, sink, space for fridge freezer, plumbing for washing machine, coved ceiling, power points

Bedroom One

13'49 x 10'64 plus 11'04 x 7'99 (3.96m x 3.05m plus 3.45m x 2.13m)

Double glazed windows to front aspect, double radiator, carpeted flooring, phone point, power points

External

Ample street parking to front, large storage shed

Tenure - Leasehold

Construction Type - Brick built and clad

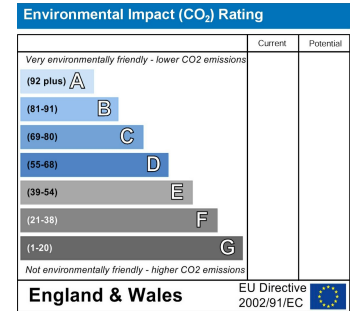
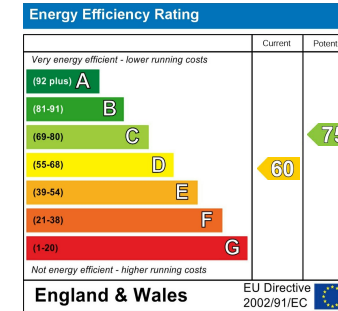
Lease Remaining - 88 Years

Service Charge - £860 PA

Ground Rent - £10 PA

EPC Rating - D

Council Tax Band - B



FIRST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA - 41.1 sq.m. (442 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs and any other items are approximate and are intended to assist in the general impression of the property. The actual measurements of the property may vary slightly from those shown on the floorplan. The services, system and appliances shown have not been tested and no guarantee is made as to their operation or efficiency (see the green).

