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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Harberts Road, Harlow, CM19 4DU  
Offers In The Region Of £180,000



**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS ONE BEDROOM, SECOND FLOOR APARTMENT IN TODDBROOK, HARBERTS ROAD, HARLOW \*\***

Nestled in the heart of Harlow on Harberts Road, this charming top-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a generously sized double bedroom, providing ample space for relaxation and comfort. The spacious lounge/diner is perfect for entertaining guests or enjoying quiet evenings at home, while a large storage cupboard offers practical solutions for keeping your living area tidy.

Conveniently located in the town centre, this flat is just a stone's throw away from Harlow Town Train Station, making it ideal for commuters seeking easy access to London and beyond. Additionally, the property benefits from straightforward connections to the A414 and M11, ensuring that you can travel with ease.

This one-bedroom flat not only offers a comfortable living space but also represents a fantastic investment opportunity in a thriving area. With its prime location and spacious layout, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this delightful flat your new home or investment.

To avoid disappointment call us today on 01279 433 033 to arrange your viewing.

**Entrance Hallway**  
**9'05 x 2'83 (2.87m x 0.61m)**

Laminate flooring, doors leading to storage cupboard/office, family bathroom and lounge/diner, single radiator

**Family Bathroom**  
**6'80 x 5'49 (1.83m x 1.52m)**

Double glazed opaque window to front aspect, part tiled walls, panel enclosed bath with thermostatically controlled shower over bath, wash basin with vanity under unit, low level flush W.C. vinyl flooring, coved ceiling, single radiator

**Storage Cupboard/Office**  
**8'32 x 3'28 (2.44m x 0.91m)**

Vinyl flooring, power points, housing combination boiler, gas and electric metres

**Lounge/Diner**  
**16'92 x 12'60 (4.88m x 3.66m)**

Double glazed windows to rear aspect, carpeted, coved ceiling, TV aerial point, phone point, power points, opening leading to kitchen, double radiator

**Kitchen**  
**7'71 x 6'76 (2.13m x 1.83m)**

Double glazed window to front aspect, laminate flooring, a range of base and wall units with roll top work surfaces, sink with single drainer unit, space for fridge/freezer, plumbing for washing machine, power points

**Bedroom**  
**14'01 x 8'20 (4.29m x 2.44m)**

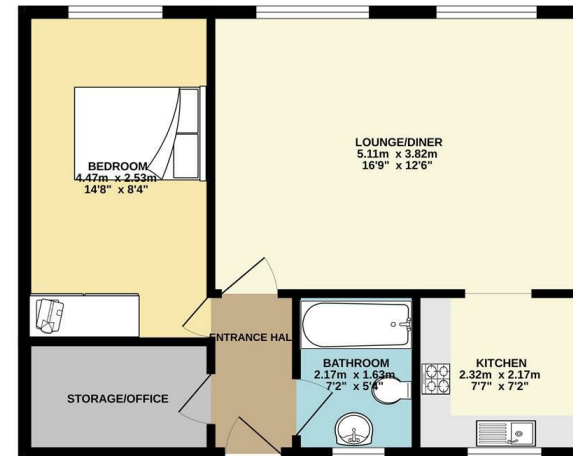
Double glazed window to front aspect, carpeted, double radiator, power points, coved ceiling

Council Tax Band - B  
EPC Rating - D  
Construction Type - Brick Built  
Ground Rent - £10  
Service Charge - TBC  
Ample street parking (non permitted)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

SECOND FLOOR  
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA: 45.7 sq.m. (492 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency capabilities.  
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