



Bush Fair, CM18 6NW  
Harlow



GROUP



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**\*\* KINGS GROUP ARE DELIGHTED TO OFFER THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT ON THE SECOND FLOOR IN SHERWOOD HOUSE, BUSH FAIR, HARLOW \*\***

Nestled in the vibrant area of Bush Fair, Harlow, this spacious two double bedroom second floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The flat is well presented throughout, featuring new carpets and fresh decor that create a welcoming atmosphere.

As you enter, you will find a generous reception room that offers ample space for relaxation and entertaining. The two double bedrooms provide comfortable living quarters, perfect for a small family or those seeking extra room for guests or a home office. The bathroom is conveniently located, and features a separate toilet ensuring ease of access for all residents.

One of the standout features of this property is the large storage cupboard located in the communal area, providing additional space for your belongings. The apartment is situated above the Bush Fair shopping centre, which boasts a wide variety of shops and amenities, making daily errands and leisure activities easily accessible.

For those who commute, the property offers easy access to the A414 and M11, ensuring that you are well connected to surrounding areas. With a remarkable 176-year lease, this flat not only represents a fantastic investment opportunity but also a comfortable and convenient place to call home. Don't miss the chance to view this delightful apartment in a thriving community.

## Offers In The Region Of £180,000



- TWO BEDROOM SECOND FLOOR APARTMENT
- TWO LARGE DOUBLE BEDROOMS
- REDECORATED THROUGHOUT
- ABOVE BUSH FAIR SHOPPING CENTRE
- SERVICE CHARGE AND GROUND RENT - £1096 PA

### Property Information

Tenure - Leasehold  
 Construction Type - Brick Built, deck access  
 Lease Remaining - 176 Years  
 Service Charge - £1086 PA  
 Ground Rent - £10 PA  
 Council Tax Band - B  
 EPC Rating - C

### Entrance Hallway

Carpeted, three storage cupboards

### Lounge/Diner 16'04 x 15'19 (4.98m x 4.57m)

UPVC Double glazed bay window to rear aspect, UPVC double glazed window to side aspect, carpeted, TV aerial point, phone point, power points, double radiator

### Kitchen 11'43 x 7'59 (3.35m x 2.13m)

UPVC double glazed window to rear aspect, Vinyl flooring, a range of base units, space for fridge/freezer, space for cooker, plumbing for washing machine, serving hatch, power points

### Bedroom One 16'57 x 11'49 (4.88m x 3.35m)

UPVC double glazed window to side aspect, carpeted, double radiator, power points

### Bedroom Two 11'08 x 13'32 (3.56m x 3.96m)

UPVC double glazed window to side aspect, double radiator, carpeted, power points, built in storage cupboard

### Family Bathroom 4'83 x 6'15 (1.22m x 1.83m)

Vinyl flooring, double radiator, tiled splash backs, panel enclosed bath with shower over bath, pedestal style wash basin, textured ceiling

- CHAIN FREE
- FAMILY BATHROOM AND SEPARATE TOILET
- NEW FLOORING THROUGHOUT
- WITHIN CATCHMENT AREA OF GOOD SCHOOLS
- LEASE REMAINING 176 YEARS

### Separate W.C. 2'69 x 6'15 (0.61m x 1.83m)

Vinyl flooring, low level flush W.C.

### External

Ample street parking, deck access, large storage cupboard in communal area



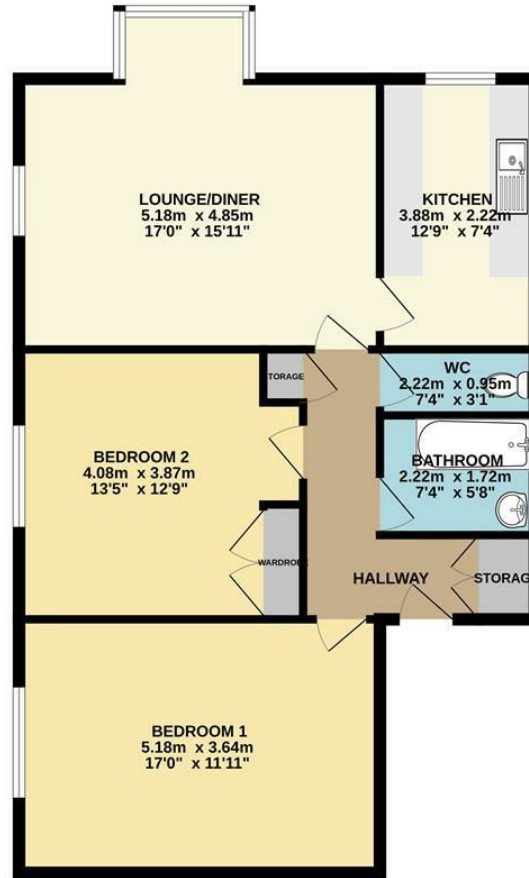






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

SECOND FLOOR  
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (841 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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