



Aynsley Gardens, CM17 9PD  
Harlow





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# Aynsley Gardens, CM17 9PD

Kings Group are pleased to offer this well-presented two-bedroom first-floor apartment, ideally situated on the popular Church Langley development in Aynsley Gardens. Offered chain free, this property is perfect for first-time buyers, downsizers, or investors seeking a convenient and well-connected location. The apartment also benefits from allocated parking for one car and an impressive 965 years remaining on the lease.

The accommodation begins with a welcoming entrance hall leading through to a spacious lounge/diner, providing an excellent space for both relaxing and entertaining. The newly fitted modern kitchen features a range of contemporary wall and base units, offering ample storage and worktop space, and is finished to a high standard.

There are two well-proportioned double bedrooms, both offering comfortable living space and flexibility for home working or guests. The property is completed by a family bathroom fitted with a modern three-piece suite, creating a clean and practical layout throughout.

Conveniently located close to local shops, schools, and everyday amenities, the apartment also offers excellent transport links, with easy access to the M11 and M25 providing direct routes to London, Stansted Airport, and Cambridge.

Please note, there is a service charge of £854.98 per annum and a ground rent of £50 per annum.

## Offers In The Region Of £230,000



- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE & VISITOR BAYS
- DOUBLE BEDROOMS
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR AN INVESTOR ALIKE
- CLOSE TO M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED AND CAMBRIDGE

- TWO BEDROOM FIRST FLOOR APARTMENT
- NEWLY FITTED KITCHEN
- 965 YEARS REMAINING ON THE LEASE
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY ADVISED TO APPRECIATE THIS HOME

### Property Information

Build: Standard Construction

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

Tenure: Leasehold

Lease Remaining: 965 Years

Service Charge: £854.98 Per Annum

Ground Rent: £50 Per Annum

Parking: Allocated parking space

### Entrance Hall

Laminate flooring, storage cupboard, power points.

### Lounge/Diner 16'34 x 13'47 (4.88m x 3.96m)

Double glazed window to the side aspect, carpeted flooring, electric heater, power points.

### Kitchen 9'77 x 6'62 (2.74m x 1.83m)

Double glazed window to the side aspect, a range of wall and base units with roll top worksurfaces, electric oven and hob, space for fridge freezer, plumbing for washing machine, drainer unit, power points.

### Bedroom One 11'06 x 11'76 (3.51m x 3.35m)

Double glazed window to the side aspect, coved and textured ceiling, electric heater, power points.

### Bedroom Two 7'34 x 8'62 (2.13m x 2.44m)

Double glazed window to the side aspect, carpeted flooring, electric heater, power points.

### Family Bathroom

Double glazed window to the front rear aspect, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and vanity unit underneath, low level W.C, storage cupboard, extractor fan.





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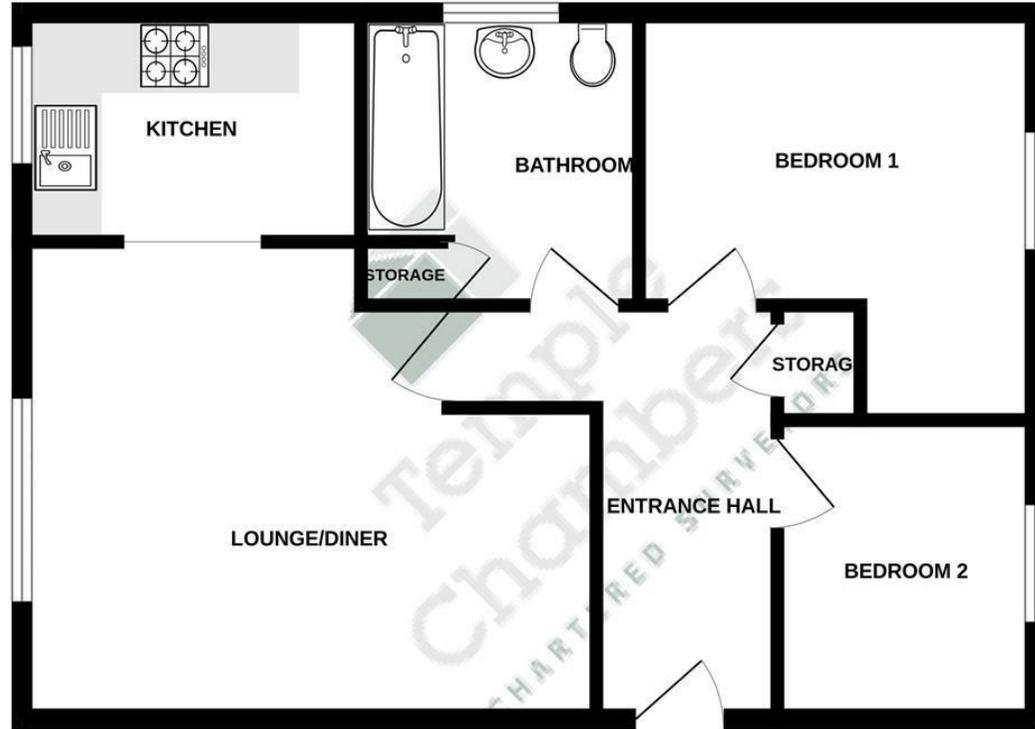


FIRST FLOOR  
53.2 sq.m. (573 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	79

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



TOTAL FLOOR AREA : 53.2 sq.m. (573 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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