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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

East Road, Harlow, CM20 2GD  
Offers In The Region Of £200,000

**\*\* KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS CHAIN FREE, TWO BEDROOM FIRST FLOOR APARTMENT IN THE HIGHLY SOUGHT AFTER GATED DEVELOPMENT OF BROMLEY CLOSE, HARLOW \*\***

This spacious two bedroom, first floor apartment in need of refurbishment throughout is Ideally located for commuters, this property is approximately 15 minutes walk or less than 3 minute drive (0.8 miles) from Harlow Mill Station offering fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. The property is also conveniently located for access to local shopping facilities in Old Harlow or Harlow's Retail Parks on Edinburgh Way with its array of shops including a 24hr Tesco with petrol station, DIY Stores and Cineworld Cinema. The M11 is accessible just 10 minutes drive away (3.8 miles) giving you direct routes into London and other major towns.

With schools such as Mark Hall Academy (0.5 miles / 12 minute walk) and Tany's Dell Community Primary School (0.4 miles / 9 minute walk) close by, this property is ideal for a small family.

The accommodation comprises OPEN PLAN LOUNGE / KITCHEN, two DOUBLE bedrooms with en suite to master and family bathroom. The property also benefits from a Juliette balcony and allocated parking for one car.

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

**Entrance Hallway**

Carpeted, spotlights, smoke alarm, power points

**Lounge**

**14'5" x 12'8" (4.39m x 3.86m)**

Double glazed window to rear aspect, single radiator, carpeted, phone point, TV aerial point, power points, double glazed French doors to rear aspect leading to Juliette balcony, spotlights

**Kitchen**

**12'7" x 9'7" (3.84m x 2.92m)**

Double glazed window to rear aspect, vinyl flooring, tiled splash walls, base and wall units with granite effect roll top work surfaces, integrated cooker, electric oven and hob, chimney style extractor fan, double drainer unit, integrated fridge/freezer, plumbing for washing machine, spotlights, TV aerial points, power points

**Bathroom**

**6'7" x 6'2" (2.01m x 1.88m)**

Heated towel rail, tiled flooring, extractor fan, vanity unit under sink, panel enclosed bath with shower over bath, low level W.C, tiled splash back, spotlights, shaver point

**Master Bedroom**

**13'8" x 9'4" (4.17m x 2.84m)**

Double glazed window to rear aspect, single radiator, carpeted, spotlights, TV aerial point, power points

**En-Suite**

**6'9" x 5'9" (2.06m x 1.75m)**

Heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, vanity unit under sink, low level W.C, shaver point, spotlights

**Bedroom Two**

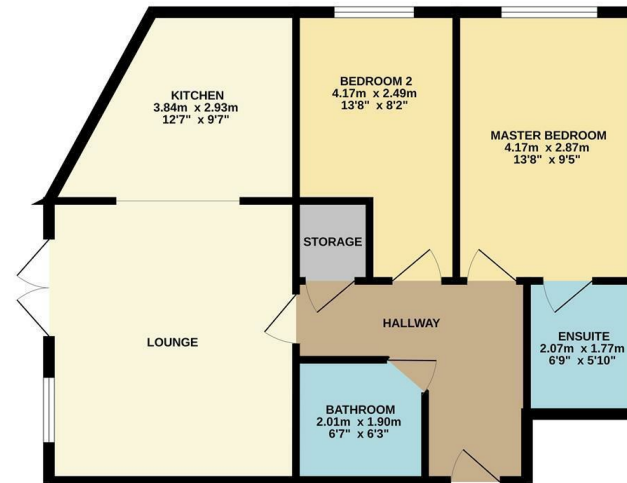
**13'8" x 8'2" (4.17m x 2.49m)**

Double glazed window to rear aspect, single radiator, carpeted, spotlights, TV aerial point, power points

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		

GROUND FLOOR  
62.9 sq.m. (677 sq.ft.) approx.



TOTAL FLOOR AREA: 62.9 sq.m. (677 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for guidance purposes only and should be used as a guide only for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to how effectively or efficiently they perform.  
Made with Metropac (2023)

