



Soper Square, CM17 9JB
Harlow





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Guide Price £250,000 - £260,000.

Kings Group are delighted to present this beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT situated in the sought-after Soper Square within the well-maintained Newhall Development. Offered for sale on a CHAIN FREE BASIS, this fantastic home would make an ideal purchase for a first-time buyer or an investor alike. The property further benefits from allocated parking for one car and an impressive long lease of 974 years remaining, providing peace of mind for years to come.

The property welcomes you with an inviting entrance hall leading through to a spacious lounge/diner filled with natural light from dual aspect windows, creating a bright and airy living space perfect for both relaxing and entertaining. The separate kitchen is fitted with a range of wall and base units, offering ample storage and worktop space for everyday convenience.

The master bedroom is generously sized and benefits from built-in wardrobes along with a modern en-suite shower room. There is also an additional double bedroom, ideal for guests, family, or a home office, alongside a family bathroom comprising a three-piece suite. The property is well maintained throughout, offering comfortable and practical living accommodation ready to move straight into.

Externally, residents enjoy the beautifully kept surroundings of the Newhall Development, with an Estate Charge of £423.55 per annum contributing towards its upkeep. The service charge is £2,640 per annum and the ground rent is £1 per annum.

Ideally located close to local shops, schools, cafés and everyday amenities, the property

Guide Price £250,000



- TWO BEDROOM SPACIOUS GROUND FLOOR APARTMENT
- 974 YEARS REMAINING ON THE LEASE
- LOUNGE/DINER WITH DUAL ASPECT WINDOWS
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR AN INVESTOR
- CLOSE TO THE M11/M25 VIA JUNCTION 7A

Soper Square

Entrance Hall

Lounge/Diner 22'78 x 11'11 (6.71m x 3.63m)

Double glazed windows to the side aspect, electric heater, laminate flooring, power points.

Kitchen 6'42 x 14'75 (1.83m x 4.27m)

Double glazed windows to the side aspect, electric heater, tiled flooring, a range of wall and base units with roll top work surfaces, integrated cooker, electric hob and oven, drainer unit, power points.

Bedroom One 11'01 x 11'27 (3.38m x 3.35m)

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

En-suite 2'42 x 7'80 (0.61m x 2.13m)

Part tiled walls, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C, shaver point.

Bedroom Two 11'06 x 11'43 (3.51m x 3.35m)

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

Family Bathroom 5'53 x 7'90 (1.52m x 2.13m)

Double glazed windows to the side aspect, electric heater, extractor fan, panel enclosed bath, wash basin with vanity unit underneath, low level W.C, shaver point.

Schools/Transport Links

Primary Schools:

Church Langley Community Primary School (0.3 miles),
Newhall Primary Academy (0.32 miles)

Secondary Schools:

- OFFERED FOR SALE ON A CHAIN FREE BASIS
- ALLOCATED PARKING SPACES
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- SOUGHT AFTER LOCATION

Mark Hall Academy (0.51 miles), St Nicholas School (0.96 miles)

Train stations:

Harlow Mill Rail Station (1.25 miles), Harlow Town Rail Station (1.83 miles)

Motorways:

M11 J7 (2.03 miles), M11 J7A (1.66 miles)

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

Tenure: Leasehold

Lease Term: 974 Years Remaining

Service Charge: £2640 Per Annum (£220 per month)

Ground Rent: £1 Per Annum

Estate Charge: £423.55 Per Annum (£105 Per Quarter)

Parking: Allocated Parking





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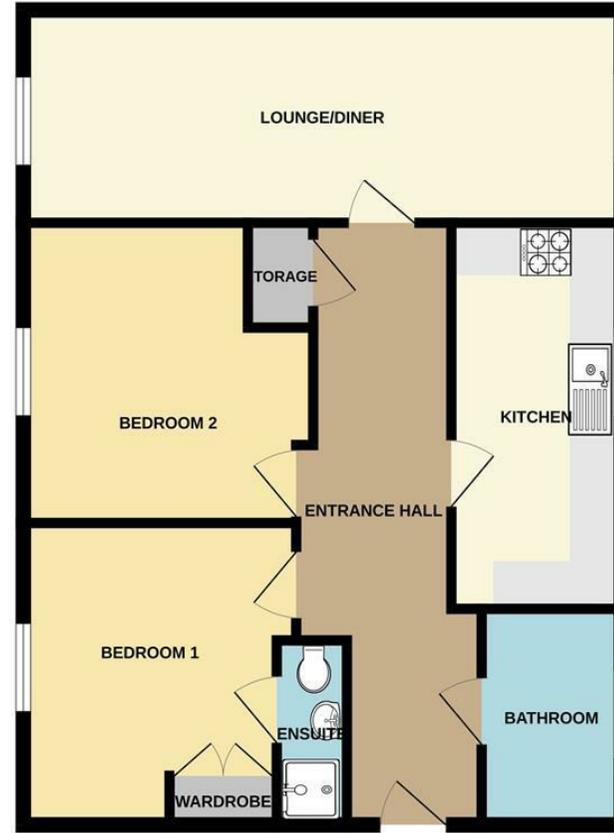
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



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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