

www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Five Acres, Harlow, CM18 6UY
Offers In The Region Of £160,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT IN THE POPULAR AREA OF FIVE ACRES, HARLOW ****

Welcome to this charming one-bedroom ground floor apartment located in the desirable area of Five Acres, Harlow. This well-presented flat offers a spacious living environment, perfect for individuals or couples seeking comfort and convenience.

As you enter, you will find a generous reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is functional and well-maintained.

One of the standout features of this property is the communal garden, which offers a lovely outdoor space for residents to enjoy. Additionally, there is a storage shed, providing practical solutions for your belongings. Ample street parking is available, making it easy for you and your visitors to find a space.

The location is particularly advantageous, with local shops and amenities just a short distance away, ensuring that all your daily needs are easily met. Furthermore, the property boasts excellent transport links, with easy access to the A414 and M11, making commuting a breeze.

This delightful apartment presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this lovely flat your own.

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

Entrance Hallway

10'55 x 3'27 (3.05m x 0.91m)

Laminate flooring, storage cupboards

Bedroom

14'52 x 9'42 (4.27m x 2.74m)

Double glazed window to side aspect, laminate flooring, double radiator, power points

Family Bathroom

6'50 x 6'40 (1.83m x 1.83m)

Double glazed opaque window to side aspect, vinyl flooring, tiled walls, single radiator, panel enclosed bath with shower attachment, pedestal style wash basin, low level flush W.C.

Lounge

17'67 x 10'62 (5.18m x 3.05m)

Double glazed window to side aspect, laminate flooring, double radiator, TV aerial point, phone point, power points, opening leading to kitchen area

Kitchen

10'52 x 6'29 (3.05m x 1.83m)

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

Tenure - Leasehold

Construction Type - brick built and cladged

Lease Remaining - 88 Years

Service Charge - £707.52 PA

Ground Rent - £10 PA

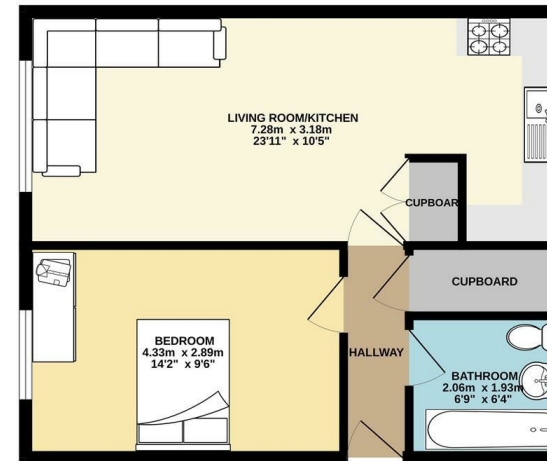
EPC Rating - C

Council Tax Band - B

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		

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
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA - 44.2 sq.m. (476 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any errors or omissions or misstatements. The plans for the development purposes only should be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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