



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Dealings Road, Harlow, CM17 9TU
Offers In The Region Of £240,000

Kings Group are delighted to bring to the market this immaculately presented ONE BEDROOM GROUND FLOOR APARTMENT situated on Dealings Road in the popular Newhall development. This stunning home is offered with NO ONWARD CHAIN, making it a perfect choice for first-time buyers eager to step onto the property ladder.

The fantastic first time buy has the benefits of allocated parking to the rear of the property. The development is well-maintained and ideally located close to a range of local shops, reputable schools, and essential amenities.

Upon entering the property, you're welcomed by a bright and spacious entrance hallway, which leads through to a beautifully designed open-plan lounge, kitchen, and dining area. The modern fitted kitchen comes complete with integrated appliances and a stylish selection of wall and base units, providing ample storage and workspace. The entire living space is enhanced by an abundance of natural light, creating a warm and airy atmosphere throughout.

Further benefits include a generously sized double bedroom, a contemporary family bathroom with a three-piece suite, and an allocated parking space.

Please note: Service charge of £1,076.19 per annum, Ground rent of £168.42 per annum. Residents also contribute towards the upkeep of the development via and an Estate Charge of approx. £360 per annum.



Entrance Hall

Amitco flooring, single radiator, power points, storage cupboard.

Lounge/Diner/Kitchen

22'99 x 13'28 (6.71m x 3.96m)

Lounge:
Double glazed window to the rear aspect, single radiator, Amitco flooring, power points.

Kitchen:
Amtico Flooring, A range of wall and base units with flat top worksurfaces, integrated cooker, electric oven, electric hob, integrated extractor fan, drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, power points.

Bedroom One

9'98 x 12'11 (2.74m x 3.94m)

Double glazed window to the side aspect, single radiator, carpeted flooring, power points.

Family Bathroom

7'16 x 6'50 (2.13m x 1.83m)

Part tiled walls, single radiator, extractor fan, panel enclosed bath with mixer tap, thermostatic controlled shower, low level W.C, shaver point

Schools/Transport Links

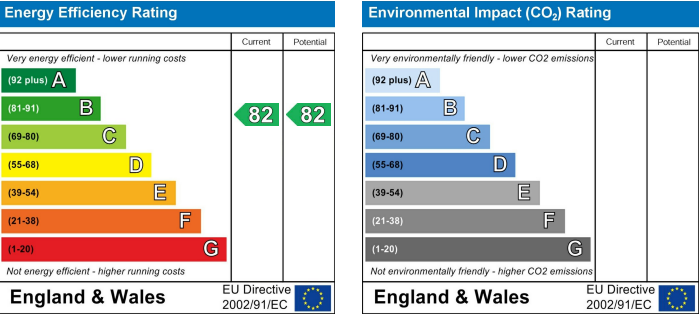
Primary Schools:
Newhall Primary Academy (0.37 miles), Fawbert and Barnard's Primary School (0.47 miles)

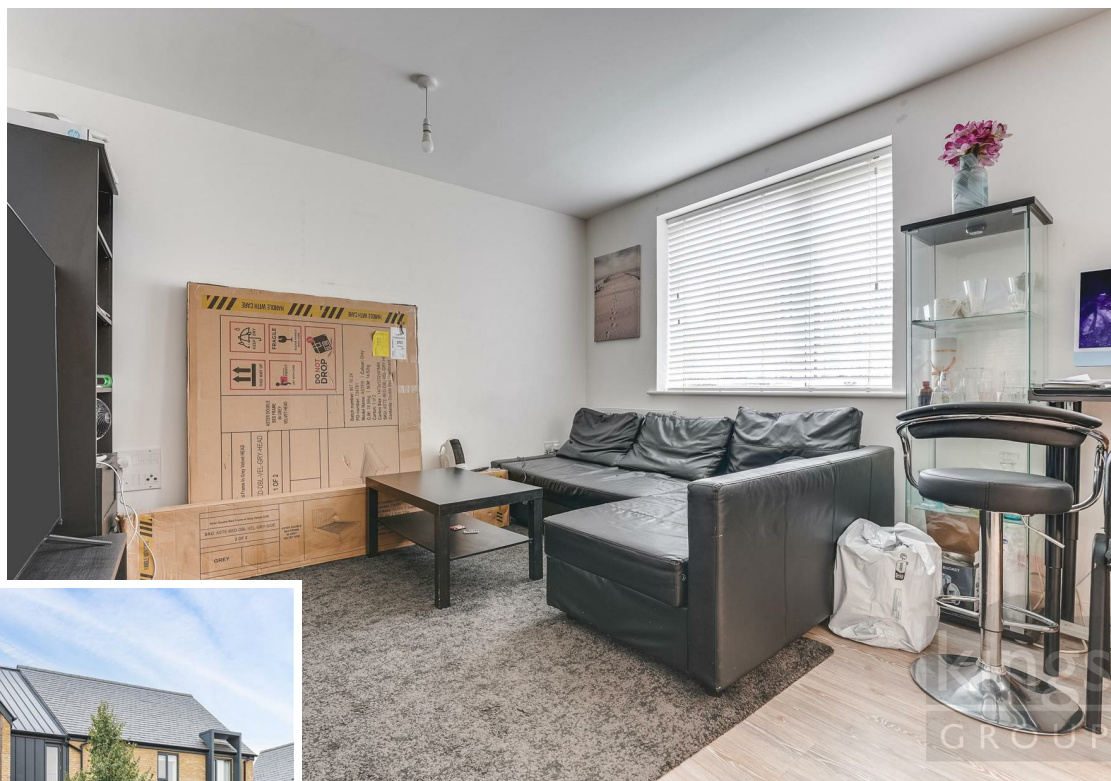
Secondary Schools:
Mark Hall Academy (0.27 miles), St Nicholas School (0.88 miles)

Train stations:
Harlow Mill Rail Station (1 miles), Harlow Town Rail Station (1.73 miles)

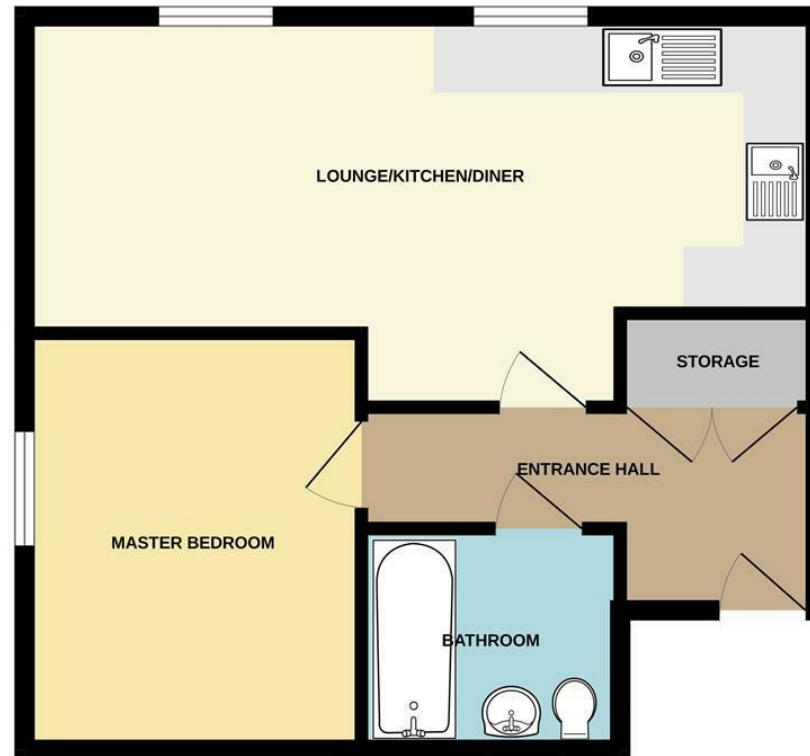
Motorways:
M11 J7 (.228 miles), M11 J7A (1.58 miles)

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
Build: Standard Construction
Tenure: Leasehold
Lease Remaining: 243 Years
Service Charge:£1076.18 Per Annum
Ground Rent: £168.42 Per Annum
Estate Charge: £360 Per Annum
Parking: Allocated Parking Spaces





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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