



Nicholls Field, CM18 6EF
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, EIGHTH FLOOR, ONE BEDROOM FLAT FOR SALE IN NICHOLLS FIELD, HARLOW ****

This property despite being in need of refurbishment throughout would make an ideal first time purchase for anyone looking to get onto the property ladder or investor looking for a great return. The property is spacious throughout. Located in Nicholls Field, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School making it ideal for anyone with children. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters.

The property comprises of one double bedroom with built in wardrobes, spacious lounge/diner, kitchen, family bathroom fitted with a three piece suite, the property further benefits from a large storage cupboard and ample street parking.

To avoid disappointment please call us to arrange your viewing on 01279 410 084.

Asking Price £100,000



- ONE BEDROOM EIGHTH FLOOR FLAT
- IN NEED OF REFURBISHMENT THROUGHOUT
- AMPLE STORAGE
- LIFT ACCESS
- LEASE REMAINING - 86 YEARS
- CHAIN FREE
- STUNNING VIEWS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- AMPLE STREET PARKING
- EPC RATING - C

Property Information

Lease Reaming - 86 Years
 Service Charge - £1200 PA
 Ground Rent - £10 PA
 Council Tax Band - A
 EPC Rating - C

Entrance Hallway 13'21 x 8'25 (3.96m x 2.44m)

Carpeted, two storage cupboards, double radiator

Bedroom 12'72 x 11'02 (3.66m x 3.40m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, double radiator, power points

Bathroom 6'32 x 4'99 (1.83m x 1.22m)

Panel enclosed bath with shower over bath, part tiled walls, wash basin with mixer tap, low level flush W.C. double radiator, extractor fan, vinyl flooring

Lounge 14'97 x 11'76 (4.27m x 3.35m)

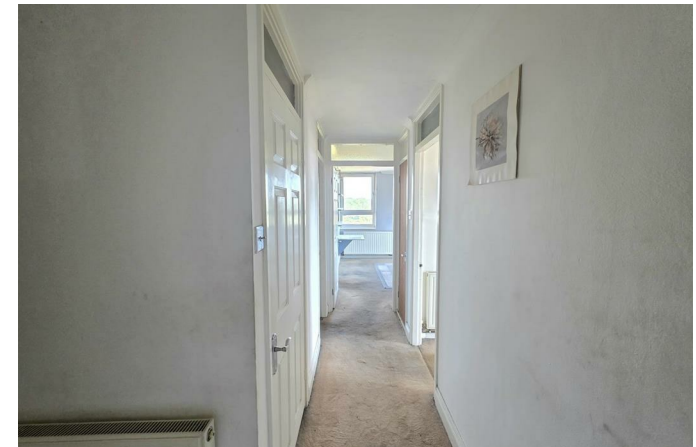
Double glazed windows to side and rear aspect, carpeted, coved textured ceiling, double radiator, TV aerial point, phone point, power points

Kitchen 6'39 x 11'11 (1.83m x 3.63m)

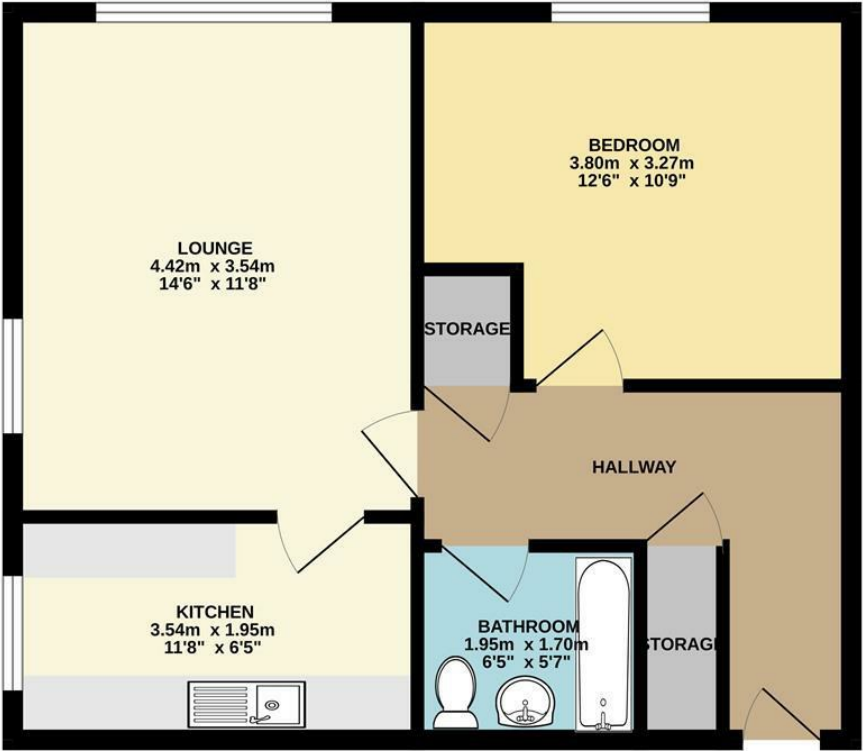
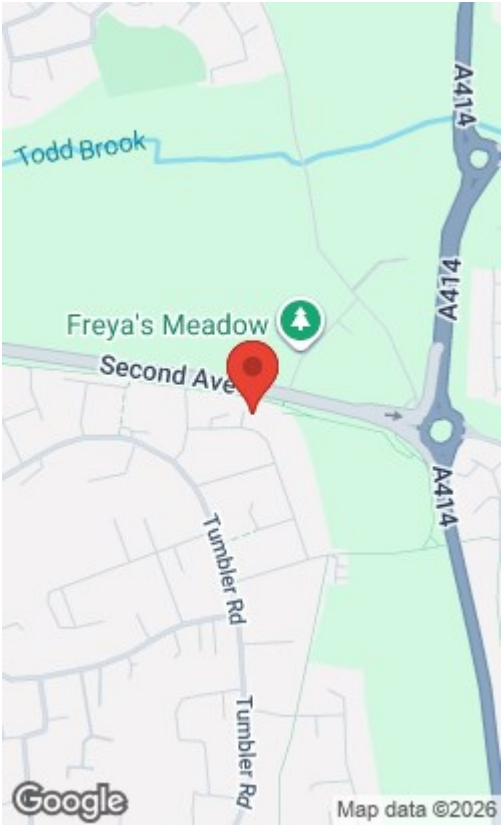
Double glazed window to side aspect, laminate flooring, a range of base and wall units with roll top work surfaces, plumbing for washing machine, space for fridge/freezer, space for cooker, double radiator, power points, combi-boiler, sink with single drainer unit

External

Ample street parking



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 46.8 sq.m. (503 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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