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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Baileys Court, Harlow, CM17 9BT
Offers In Excess Of £240,000

Kings Group - Church Langley are pleased to offer For Sale, this TWO BEDROOM GROUND FLOOR APARTMENT in Baileys Court, Harlow. Located in the popular Potter Street area of Harlow, this property is comprised of two double bedrooms, family bathroom, kitchen and spacious lounge/diner. In addition the property benefits from allocated parking and is has SHARE OF FREEHOLD. Nearby are a number of local shops and amenities including McColls and Tesco supermarket, as well as Kiddi Caru Day Nursery. The property falls within the catchment of Potter St Academy and Passmores Academy in addition to Mark Hall Academy. There is also ease of access to the A414 & M11 providing direct links to London, Chelmsford & Stansted Aiport, as well as being within walking distance to public transports links running to Epping and Harlow town centres. To arrange a viewing, please do not hesitate to get in touch.

Entrance Hallway
17'05 x 2'11 (5.31m x 0.89m)

Laminate flooring, storage cupboard, power points, telephone entry system, doors leading to:

Lounge/Diner
19'11 x 12'0 (6.07m x 3.66m)

Double Glazed front and rear aspect windows, laminate flooring, power points, TV aerial point, telephone point, single radiator.

Kitchen
9'01 x 7'05 (2.77m x 2.26m)

Double Glazed rear aspect window, lino flooring, partially tiled walls, range of wall and base units with roll top work surfaces, power points, integrated kitchen appliances including dishwasher, electric oven and electric hob, space for fridge freezer, plumbing for washing machine, drainer unit with mixer tap.=, integrated chimney style extractor fan.

Bathroom
7'03 x 5'05 (2.21m x 1.65m)

Double Glazed rear aspect opaque windows, lino flooring, heated towel rail, partially tiled walls, airing cupboard, low level WC, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and vanity unit underneath.

Bedroom One
11'09 x 10'09 (3.58m x 3.28m)

Double Glazed front aspect window, carpeted flooring, single radiator, power points, TV aerial point, telephone point.

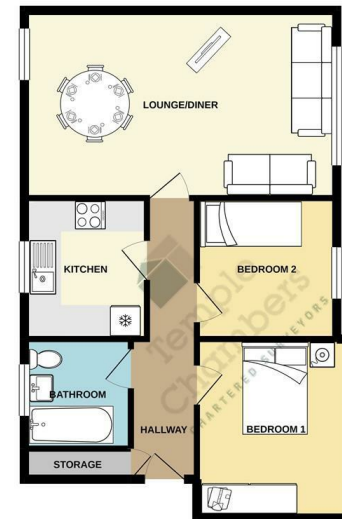
Bedroom Two
9'01 x 8'11 (2.77m x 2.72m)

Double Glazed front aspect window, carpeted flooring, single radiator, power points.

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



Energy Efficiency Rating has been calculated based on the accuracy of the information provided. Measurements of floor, window, frame and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for illustration purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition.

