



Dealings Road, CM17 9TU
Harlow





KROSS
GROUP

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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.

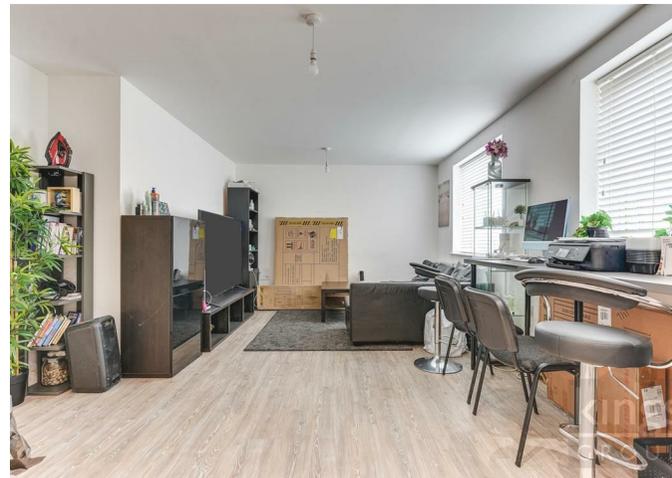
Further benefits include a generously sized double bedroom, a contemporary family bathroom with a three-piece suite, and an allocated parking space.

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.

With excellent transport links via the nearby M11 and M25 at Junction 7a, and convenient access to London, Stansted Airport, and Cambridge, this home offers both comfort and



Offers In The Region Of £240,000



- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- 243 YEARS REMAINING ON THE LEASE

- OPEN PLAN LIVING
- BEAUTIFULLY MAINTAINED THROUGHOUT

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:

Amitco 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:

- GROUND FLOOR ONE BEDROOM APARTMENT
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- DESIREABLE LOCATION WITHIN THE NEWHALL DEVELOPMENT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- VIEWING IS HIGHLY ADVISED

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

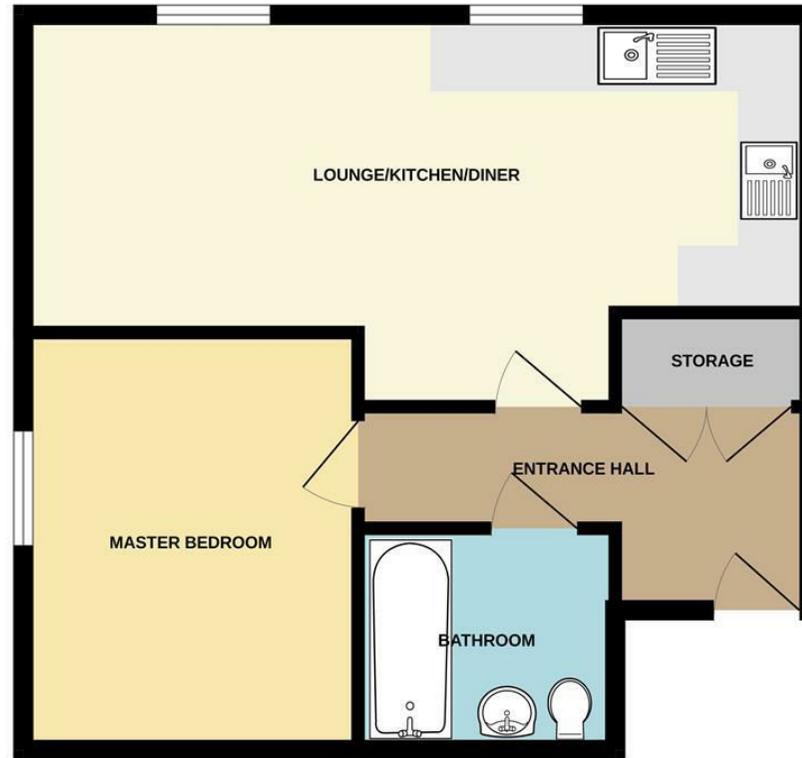
Parking: Allocated Parking Spaces



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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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