Hadley Grange, CM17 9PH
Church Langley

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King Group are delighted to present this well-presented TWO BEDROOM GROUND FLOOR APARTMENT, ideally situated in Hadley Grange within the ever-popular Church Langley Development. Offered on a CHAIN FREE BASIS with an impressive 991 years remaining on the lease, this fantastic home also benefits from allocated parking for two vehicles, making it an ideal purchase for first-time buyers, downsizers or investors looking for a property in a prime location.

The property welcomes you with an inviting entrance hall featuring useful built-in storage cupboards, leading through to a spacious, bright and airy lounge/diner that provides the perfect setting for both relaxing and entertaining. The modern fitted kitchen is well-equipped with a range of wall and base units, offering ample storage and workspace for everyday living.

Both bedrooms are generous doubles, providing comfortable and versatile accommodation, while the family bathroom is fitted with a modern three-piece suite. Outside, residents can enjoy the well-maintained communal gardens, creating an attractive outdoor space to unwind and enjoy the surroundings.

Hadley Grange enjoys an excellent position within Church Langley, just a short distance from local shops, well-regarded schools and a range of everyday amenities. The property also offers convenient access to the M11 and M25, providing excellent transport links to London, Stansted Airport and Cambridge.

Further benefits include a peppercorn ground rent and an affordable service charge of approximately £960 per annum, making this an outstanding opportunity to secure a home in one of the area's most desirable developments.

Offers In The Region Of £230,000

- CHAIN FREE
- TWO ALLOCATED PARKING SPACES
- COMMUNAL GARDENS
- WELL PRESENTED THROUGHOUT
- CLOSE TO THE M11/M25

Property Information

Build-: Standard Construction
Flood Risk: Rivers & Seas - Very Low, Surface Water: Very Low
Tenure: Leasehold
Lease: 991 Years Remaining
Service Charge: £960 Per Annum
Ground Rent: Peppercorn
Parking: Two allocated parking spaces

Entrance Hall

Wood flooring, textured ceiling, storage cupboards, electric storage heater, power points, entry phone.

Lounge/Diner 19'32 x 10'92 (5.79m x 3.05m)

Double glazed windows to side aspects, textured ceiling, wood flooring, electric heater, power points, television point, telephone point.

Kitchen 6'37 x 7'87 (1.83m x 2.13m)

Double glazed window to side aspect, tiled floor, a range of wall and base units with flat top work surfaces, splash backs, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood, power points.

Bedroom One 9'50 x 8'33 (2.74m x 2.44m)

Double glazed window to side aspect, textured ceiling, wood flooring, built in wardrobes ,electric heater, power points.

Bedroom Two 5'99 x 12'03 (1.52m x 3.73m)

Double glazed windows to side aspects, textured ceiling, wood flooring, electric heater, power points.

- TWO BEDROOM GROUND FLOOR APARTMENT
- 991 YEARS REMAINING ON THE LEASE
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY ADVISED

Family Bathroom 7'03 x 5'60 (2.21m x 1.52m)

Double glazed opaque window to side aspect, textured ceiling, tiled flooring, tiled walls, three piece bathroom suite comprising of panel enclosed bath with mixer taps & electric power shower, low flush WC, washbasin with mixer tap and vanity unit underneath, extractor fan.

Communal Gardens

West Facing, mainly laid to lawn with patio area.

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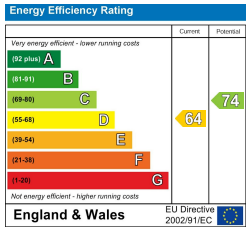

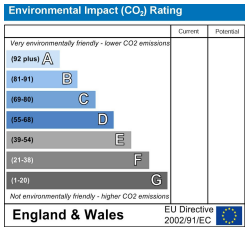

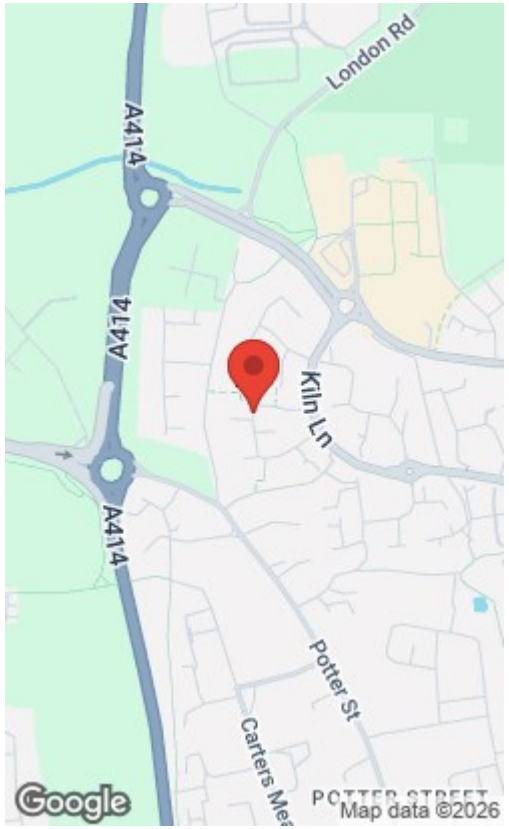

GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.

TOTAL FLOOR AREA : 46.1 sq.m. (496 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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