Nicholls Field, CM18 6EF
Harlow

kings GROUP

Nicholls Field, CM18 6EF

ADDRESS - 212 Nicholls Field, CM18 6EF
We are acting in the sale of the above property and have received an offer of £90,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.
EPC Rating: C

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

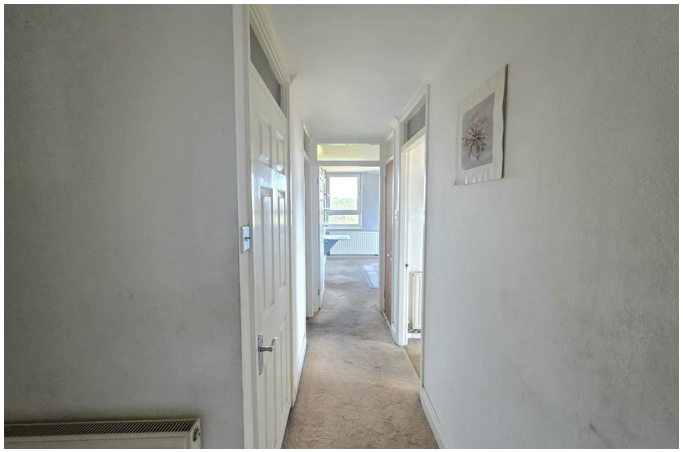
This property despite being in need of refurbishment throughout would make an ideal first time purchase for anyone looking to get onto the property ladder or investor looking for a great return. The property is spacious throughout. Located in Nicholls Field, the property is just a 7 minute walk from 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

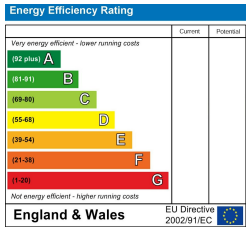
Bedroom 12'72 x 11'02 (3.66m x 3.40m)
Double glazed window to rear aspect, carpeted, fitted wardrobes, double radiator, power points

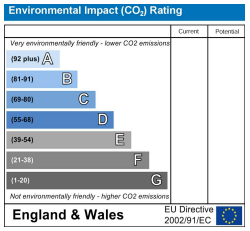
Bathroom 6'32 x 4'99 (1.83m x 1.22m)
Panel enclosed bath with shower over bath, part tiled walls, wash basin with mixer tap, low level flush W.C. double radiator, extractor fan, vinyl flooring

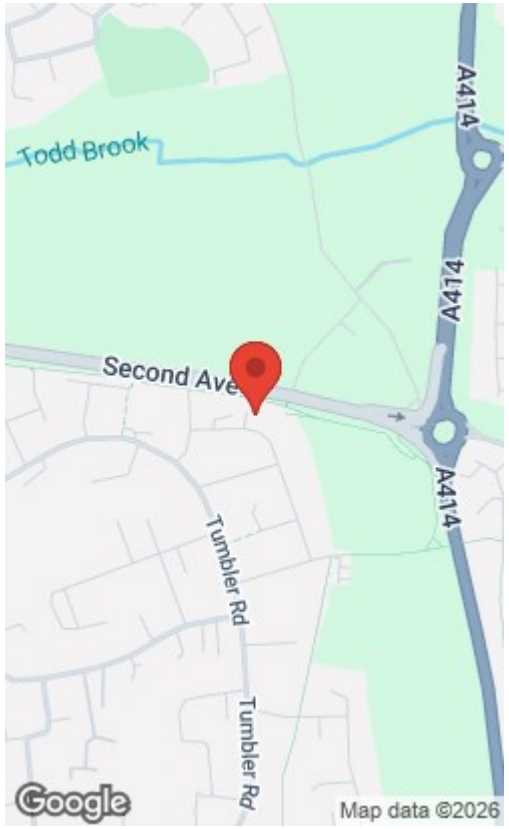
Lounge 14'97 x 11'76 (4.27m x 3.35m)
Double glazed windows to side and rear aspect, carpeted, coved textured ceiling, double radiator, TV aerial point, phone point, power points

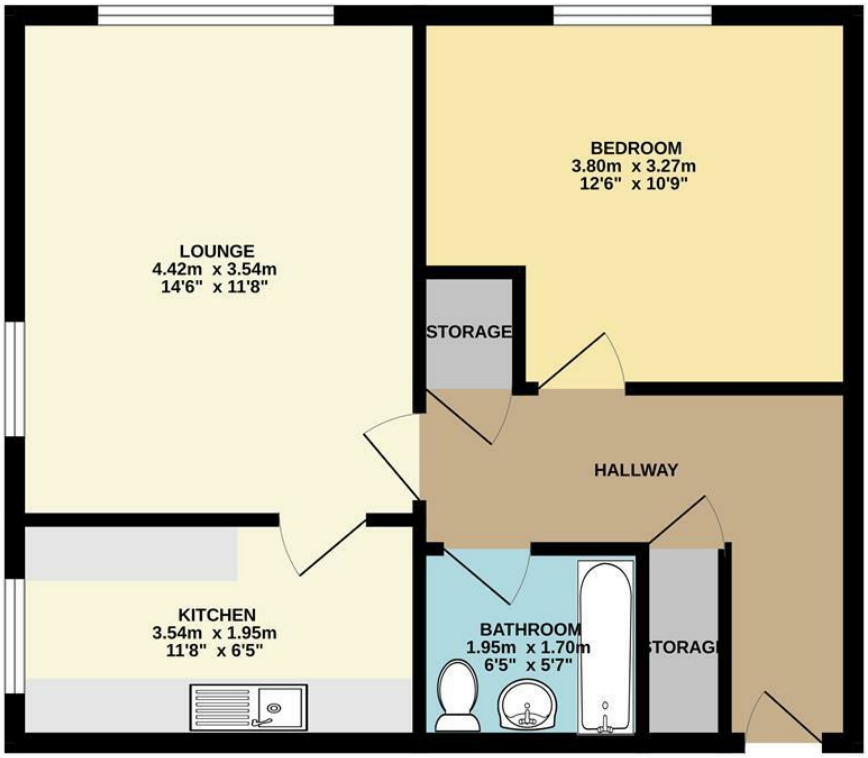
Kitchen 6'39 x 11'11 (1.83m x 3.63m)
Double glazed window to side aspect, laminate flooring, a range of base and wall units with roll top work surfaces, plumbing for washing machine, space for fridge/freezer, space for cooker, double radiator, power points, combi-boiler, sink with single drainer unit

External
Ample street parking









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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Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net