



## Five Acres, Harlow, CM18 6UY Offers In The Region Of £160,000 Leasehold

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT IN THE POPULAR AREA OF FIVE ACRES, HARLOW \*\*

Welcome to this charming one-bedroom ground floor apartment located in the desirable area of Five Acres, Harlow. This well-presented flat offers a spacious living environment, perfect for individuals or couples seeking comfort and convenience.

As you enter, you will find a generous reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is functional and well-maintained.

One of the standout features of this property is the communal garden, which offers a lovely outdoor space for residents to enjoy. Additionally, there is a storage shed, providing practical solutions for your belongings. Ample street parking is available, making it easy for you and your visitors to find a space.

The location is particularly advantageous, with local shops and amenities just a short distance away, ensuring that all your daily needs are easily met. Furthermore, the property boasts excellent transport links, with easy access to the A414 and M11, making commuting a breeze.

# Five Acres, Harlow, CM18 6UY

## **Entrance Hallway 10'55 x 3'27 (3.05m x 0.91m)**

Laminate flooring, storage cupboards

## **Bedroom 14'52 x 9'42 (4.27m x 2.74m)**

Double glazed window to side aspect, laminate flooring, double radiator, power points

## **Family Bathroom 6'50 x 6'40 (1.83m x 1.83m)**

Double glazed opaque window to side aspect, vinyl flooring, tiled walls, single radiator, panel enclosed bath with shower attachment, pedestal style wash basin, low level flush W.C.

## **Lounge 17'67 x 10'62 (5.18m x 3.05m)**

Double glazed window to side aspect, laminate flooring, double radiator, TV aerial point, phone point, power points, opening leading to kitchen area

## **Kitchen 10'52 x 6'29 (3.05m x 1.83m)**

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

Tenure - Leasehold

Construction Type - brick built and cladded

Lease Remaining - 88 Years

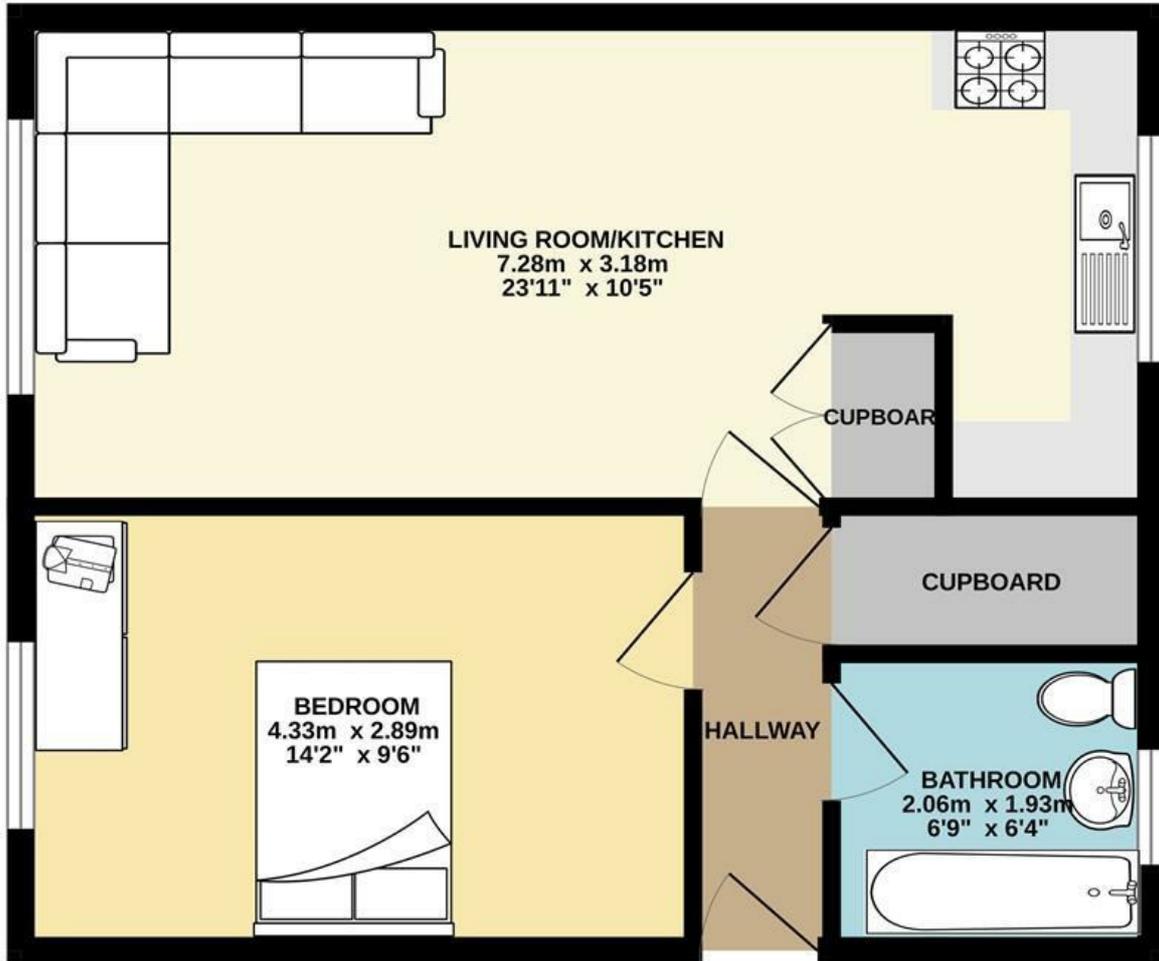
Service Charge - £707.52 PA

Ground Rent - £10 PA

EPC Rating - C

Council Tax Band - B

GROUND FLOOR  
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA: 44.2 sq.m. (476 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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