



Shawbridge, CM19 4NT
Harlow





IF YOU WANT TO BE IN THE BEST PLACE IN THE HOUSE YOU SHOULD HAVE A WINDOW



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Shawbridge, CM19 4NT

**** EXCLUSIVE TO KINGS GROUP HARLOW - CHECK OUT THIS ONE BEDROOM FIRST FLOOR APRTMENT AVAILABLE WITH TENANTS IN SITU, IN THE SOUGHT AFTER AREA OF SHAWBRIDGE, HARLOW ****

This property is brilliantly located close to all of the local amenities. Staple Tye Shopping Centre is just a 5 minute walk away, here you will find a supermarket, variety of takeaway restaurants and shops, salon and pharmacy. It is also just a stones throw away from The Lister Medical Centre and a half an hour walk or less than 10 minute drive into Harlow Town Centre full of everything you need from shopping to dining out and leisure, as well as Princess Alexandra Hospital.

The property comprises entrance hall, lounge, kitchen, double bedroom and bathroom. The property also benefits from ample storage space and good street parking at the front of the building as well as external storage shed.

The property is being sold with tenants in situ and they are currently paying £1150 PCM.

To avoid disappointment please call us today on 01279433033 to arrange viewings.

Offers In The Region Of £159,950



- BEING SOLD WITH TENANTS IN SITU
- RENT - £1150 PCM
- GROUND RENT - £10 PA
- EPC RATING - D
- FANTASTIC INVESTMENT OPPORTUNITY

Entrance Hall 6'52 x 2'82 plus 4'36 x 3'90 (1.83m x 0.61m plus 1.22m x 0.91m)

Double glazed windows to front aspect, single radiator, storage cupboard, laminate flooring, textured ceiling

Family Bathroom 6'53 x 5'58 plus 6'56 x 3'46 (1.83m x 1.52m plus 1.83m x 0.91m)

Double glazed windows to front aspect, single radiator, lino flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and pedestal, low level WC, tiled splash back walls, coved ceiling

Lounge/Diner 16'03 x 10'46 (4.95m x 3.05m)

Double glazed windows to rear aspect, double radiators, laminate flooring, phone point, tv aerial point, power point, textured coved ceiling

Kitchen 6'53 x 10'34 (1.83m x 3.05m)

Double glazed windows to rear aspect, double radiator, lino flooring, tiled splash back walls, base & wall units with roll top work surfaces, freestanding gas cooker, sink, space for fridge freezer, plumbing for washing machine, coved ceiling, power points

Bedroom One 13'49 x 10'64 plus 11'04 x 7'99 (3.96m x 3.05m plus 3.45m x 2.13m)

Double glazed windows to front aspect, double radiator, carpeted flooring, phone point, power points

External

Ample street parking to front, large storage shed

Tenure - Leasehold

Construction Type - Brick built and cladded

Lease Remaining - 88 Years

Service Charge - £860 PA

- ONE BEDROOM FRIST FLOOR FLAT
- LEASE REMAINING 88 YEARS
- SERVICE CHARGE - £860 PA
- COUNCIL TAX BAND - B
- CLOSE TO LOCAL SHOPS AND AMENITIES

Ground Rent - £10 PA

EPC Rating - D

Council Tax Band - B





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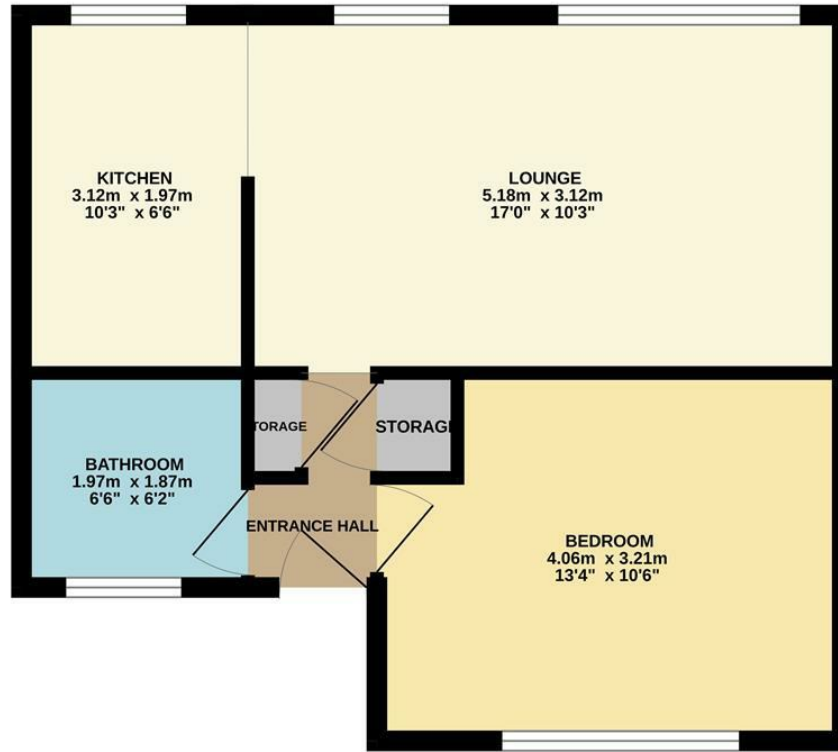
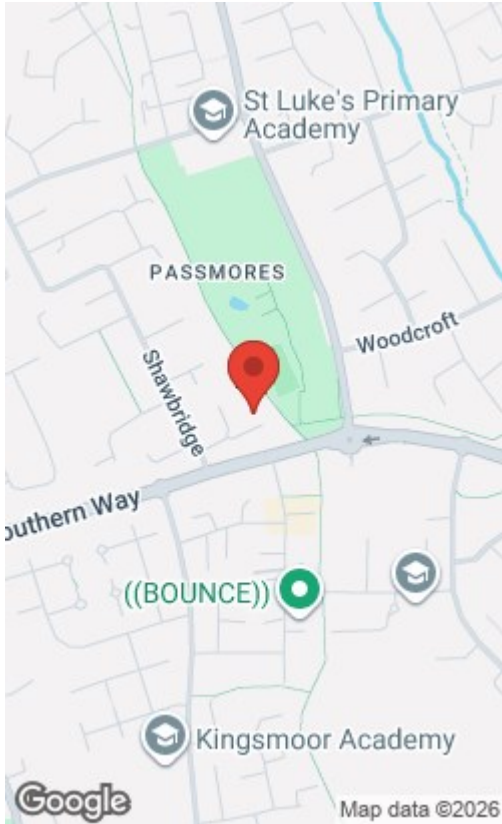


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FIRST FLOOR
41.1 sq.m. (442 sq.ft.) approx.

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	



TOTAL FLOOR AREA: 41.1 sq.m. (442 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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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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