



Crouch Court, CM20 1PP
Harlow



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Kings Group - Harlow Town are delighted to offer this **CHAIN FREE** ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT which is located within walking distance of Harlow Town Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. Local shops and amenities, including Harlow's Retail Parks on Edinburgh Way, are also easily accessible. The accommodation comprises lounge, fitted kitchen, bedroom and bathroom. The property benefits from having one allocated parking space and communal gardens. In our opinion this property would make an ideal first time or investment purchase. Call us today to book an appointment to view.

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, ONE BEDROOM FIRST FLOOR APARTMENT IN CROUCH COURT, RIVERMILL, HARLOW ****

This apartment is located within walking distance of Harlow Town Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. Local shops and amenities, including Harlow's Retail Parks on Edinburgh Way, are also easily accessible. You are also situated within walking distance of The Princess Alexandra Hospital making this apartment a fantastic investment opportunity for anyone looking to start or add to their portfolio.

The accommodation comprises of a good sized lounge, fitted kitchen, bedroom and a family bathroom. The property benefits from having one allocated parking space and communal gardens the rear. In our opinion this property would make an ideal first time or investment purchase.

To avoid disappointment please call us today to book your appointment on 01279 433 033.

Offers In Excess Of £170,000



- **ONE BEDROOM FIRST FLOOR APARTMENT**
- **SHARE OF FREEHOLD**
- **FANTASTIC INVESTMENT OPPORTUNITY**
- **WALKING DISTANCE OF HARLOW TOWN TRAIN STATION AND TOWN CENTER**
- **ALLOCATED PARKING**
- **CHAIN FREE**
- **LONG LEASE - 957 YEARS REMAINING**
- **WALKING DISTANCE OF PRINCESS ALEXANDRA HOSPITAL**
- **COMMUNAL GARDENS**
- **SERVICE CHARGE - £900 PA**

Entrance Hallway 6'04 x 2'08 (1.93m x 0.81m)

Coving to textured ceiling, smoke alarm, cupboard housing gas and electric meters, laminate wood style flooring.

Lounge 16'08 x 8'08 (5.08m x 2.64m)

Double glazed window to rear aspect, storage heaters, coving to textured ceiling, telephone point, TV point, power points, laminate wood style flooring.

Fitted Kitchen 6'10 x 6'06 (2.08m x 1.98m)

Double glazed window to rear aspect, range of base and eye level units with work surfaces, space for electric cooker, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, plumbing for washing machine, coving to textured ceiling, tiled flooring, power points, laminate wood style flooring.

Bedroom 11'06 x 9'0 (3.51m x 2.74m)

Double glazed window to front aspect, storage heater, coving to textured ceiling, power points, laminate wood style flooring.

Bathroom 6'08 x 6'03 (2.03m x 1.91m)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled walls, extractor fan, electric heated towel rail, laminate wood style flooring.

Additional Information

One allocated parking space, communal gardens.

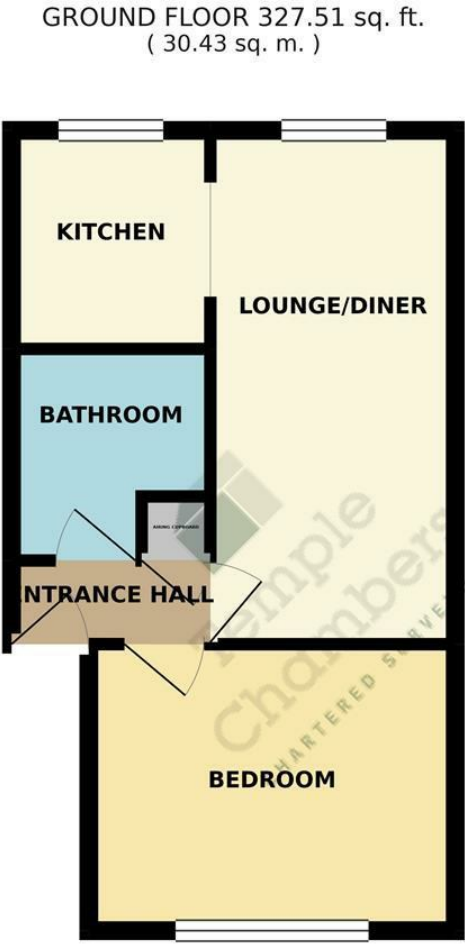
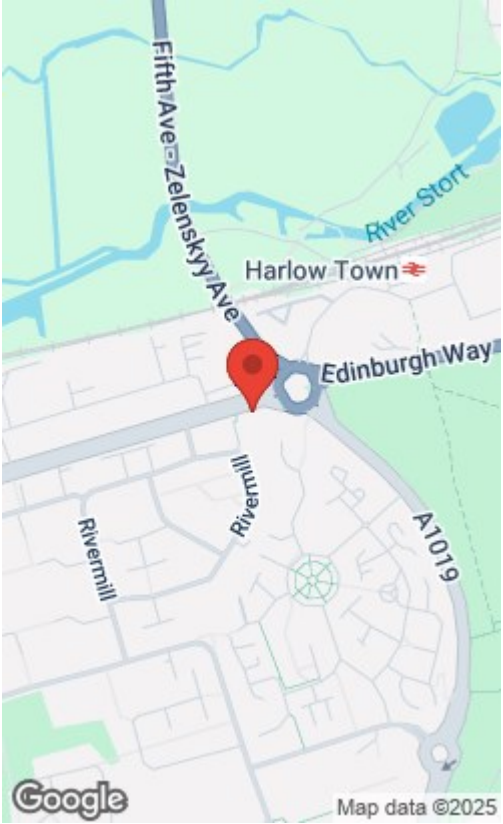
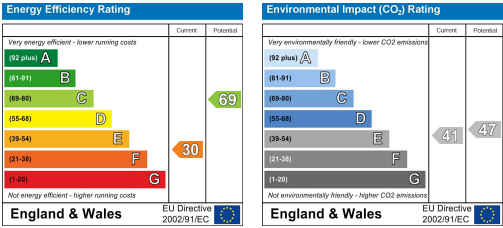
Lease Remaining - 957 Years

Service Charge and Ground Rent - £900 PA

EPC Rating - D

Council Tax Band - A





TOTAL FLOOR AREA : 327.51 sq. ft. (30.43 sq. m.) 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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