



East Road, CM20 2GD  
Harlow





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**\*\* KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS CHAIN FREE, TWO BEDROOM FIRST FLOOR APARTMENT IN THE HIGHLY SOUGHT AFTER GATED DEVELOPMENT OF BROMLEY CLOSE, HARLOW \*\***

This spacious two bedroom, first floor apartment in need of refurbishment throughout is ideally located for commuters, this property is approximately 15 minutes walk or less than 3 minute drive (0.8 miles) from Harlow Mill Station offering fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. The property is also conveniently located for access to local shopping facilities in Old Harlow or Harlow's Retail Parks on Edinburgh Way with its array of shops including a 24hr Tesco with petrol station, DIY Stores and Cineworld Cinema. The M11 is accessible just 10 minutes drive away (3.8 miles) giving you direct routes into London and other major towns.

With schools such as Mark Hall Academy (0.5 miles / 12 minute walk) and Tany's Dell Community Primary School (0.4 miles / 9 minute walk) close by, this property is ideal for a small family.

The accommodation comprises OPEN PLAN LOUNGE / KITCHEN, two DOUBLE bedrooms with en suite to master and family bathroom. The property also benefits from a Juliette balcony and allocated parking for one car.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

### Offers In The Region Of £200,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- EN-SUITE TO MASTER BEDROOM
- RENTAL POTENTIAL - £1450 PCM
- SERVICE CHARGE - £1146.00 PA

- CHAIN FREE
- PRIVATE DEVELOPMENT
- COMMUNAL GARDENS
- LEASE REMAINING - 137 YEARS
- GROUND RENT - £215.00 PA

### Entrance Hallway

Carpeted, spotlights, smoke alarm, power points

### Lounge 14'5" x 12'8" (4.39m x 3.86m)

Double glazed window to rear aspect, single radiator, carpeted, phone point, TV aerial point, power points, double glazed French doors to rear aspect leading to Juliette balcony, spotlights

### Kitchen 12'7" x 9'7" (3.84m x 2.92m)

Double glazed window to rear aspect, vinyl flooring, tiled splash walls, base and wall units with granite effect roll top work surfaces, integrated cooker, electric oven and hob, chimney style extractor fan, double drainer unit, integrated fridge/freezer, plumbing for washing machine, spotlights, TV aerial points, power points

### Bathroom 6'7" x 6'2" (2.01m x 1.88m)

Heated towel rail, tiled flooring, extractor fan, vanity unit under sink, panel enclosed bath with shower over bath, low level W.C, tiled splash back, spotlights, shaver point

### Master Bedroom 13'8" x 9'4" (4.17m x 2.84m)

Double glazed window to rear aspect, single radiator, carpeted, spotlights, TV aerial point, power points

### En-Suite 6'9" x 5'9" (2.06m x 1.75m)

Heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, vanity unit under sink, low level W.C, shaver point, spotlights

### Bedroom Two 13'8" x 8'2" (4.17m x 2.49m)

Double glazed window to rear aspect, single radiator, carpeted, spotlights, TV aerial point, power points





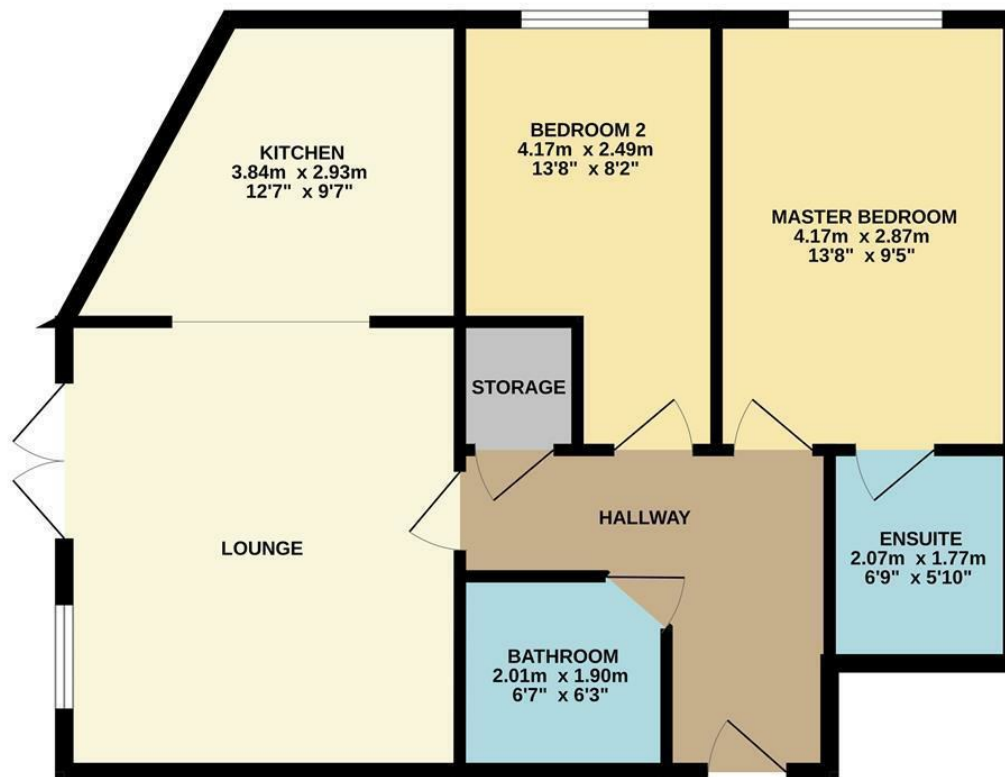
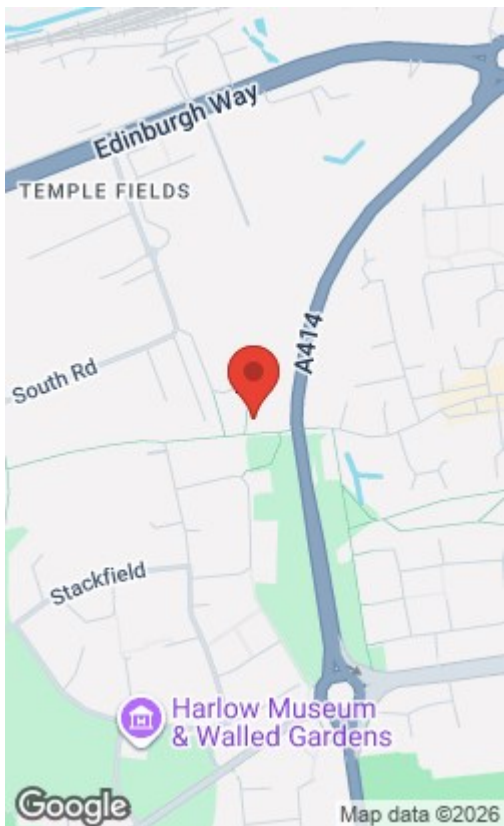
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GROUP





GROUND FLOOR  
62.9 sq.m. (677 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA: 62.9 sq.m. (677 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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