



Gladwin Way, CM20 1AS
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, ONE BEDROOM GROUND FLOOR APARTMENT, IN THE HIGHLY SOUGHT AFTER AREA OF GLADWIN WAY, HARLOW, CM20 ****

Nestled in the desirable Gladwin Way, Harlow, this beautifully presented ground floor apartment offers a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a modern living space. The heart of the home features an open plan kitchen and lounge area, creating a welcoming environment for both relaxation and entertaining. The patio doors open up to a small courtyard area, providing a delightful outdoor space to enjoy fresh air and sunshine.

Location is key, and this apartment does not disappoint. It is within walking distance to Harlow Town train station, making commuting a breeze, and Harlow Town Centre is just a short stroll away, offering a variety of shops, cafes, and amenities. Additionally, the property boasts easy access to the A414 and M11, ensuring that you are well-connected to surrounding areas.

This sought-after development is perfect for those looking for a stylish and convenient lifestyle in Harlow. Don't miss the opportunity to make this charming apartment your new home.

Please call us now on 01279 433 033 to arrange your viewing.

Offers In Excess Of £190,000



- **ONE BEDROOM GROUND FLOOR APARTMENT**
- **TOWN CENTRE LOCATION**
- **OUTSIDE PATIO AREA**
- **SOUGHT AFTER LOCATION**
- **LEASE REMAINING - 136 YEARS**

- **CHAIN FREE**
- **SECURITY ENTRY PHONE SYSTEM**
- **ALLOCATED PARKING**
- **EASY ACCESS TO HARLOW TOWN TRAIN STATION**
- **SERVICE CHARGE - £1500 PA**

Entrance Hall

Double radiator, carpeted, smoke alarm, power points, two large storage cupboards

Bathroom 7'1" x 6'10" (2.17 x 2.09)

Double glazed opaque window to front aspect, double radiator, vinyl flooring, extractor fan, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap, low level WC, shaver point, tiled splash backs, spotlights

Bedroom 13'1" x 9'2" (4.01 x 2.81)

Double glazed window to rear aspect, carpeted, power points

Open plan Kitchen/Living area 19'7" x 13'8" (5.97 x 4.18)

Double glazed window to front aspect, double glazed French doors to rear aspect leading to small patio area, single radiator, phone point, TV aerial point, power points. in the kitchen area there are tiled splash backs, a range of base and wall units with flat top work surfaces, integrated electric cooker, integrated gas hob, chimney style extractor fan, double drainer unit, integrated fridge/freezer, integrated washing machine, spotlights, power points

EPC Rating - C

Council Tax Band - C

Lease remaining - 136 Years

Service Charge - £1500 PA

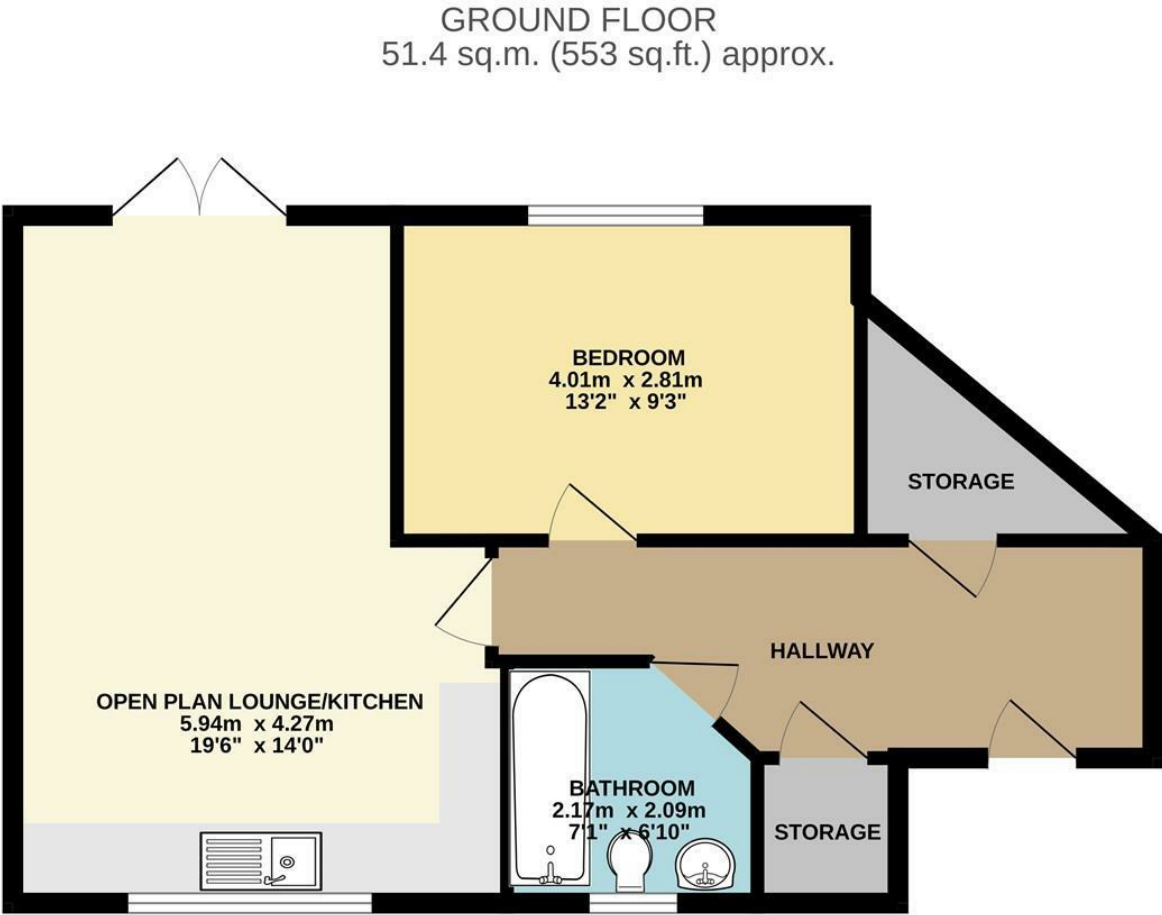
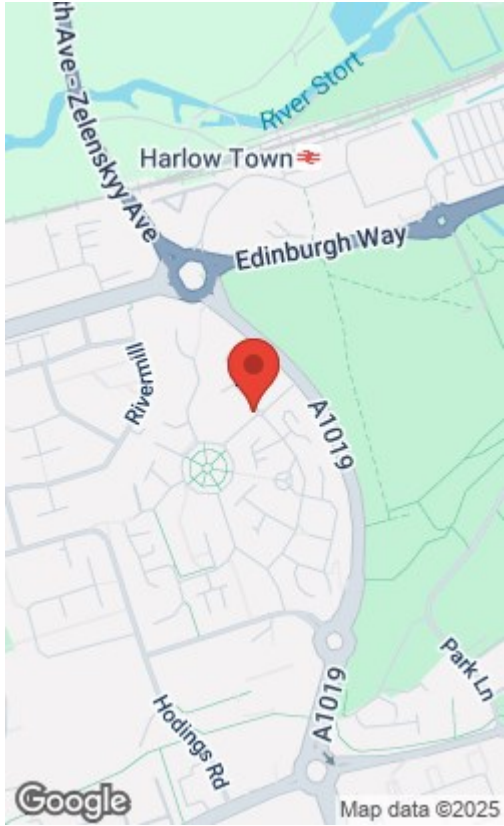
Ground Rent - £168 PA

Construction Type - Brick Built



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 : 51.4 sq.m. (553 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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