



Nicholls Field, CM18 6EF
Harlow





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GROUP

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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS THIRD FLOOR, ONE BEDROOM FLAT FOR SALE IN NICHOLLS FIELD, HARLOW ****

This property would make an ideal first time purchase for anyone looking to get onto the property ladder or investor looking for a great return. The property is well presented throughout and ready to move straight into. Located in Nicholls Field, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School making it ideal for anyone with children. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters.

The property comprises off one double bedroom with built in wardrobes, spacious lounge/diner, kitchen, family bathroom fitted with a three piece suite, the property further benefits from two large storage cupboards.

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

Offers In The Region Of £140,000



- **THIRD FLOOR ONE BEDROOM FLAT**
- **AMPLE STORAGE**
- **SOUGHT AFTER LOCATION**
- **EASY ACCESS TO THE A414 & M11**
- **SERVICE CHARGE - £1027.70 PA**

- **WELL PRESENTED THROUGHOUT**
- **AMPLE PARKING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **89 YEAR LEASE**
- **GROUND RENT - £10 PA**

Entrance Hallway

Carpeted, doors leading to two storage cupboards

Bedroom 10'99 x 10'63 (3.05m x 3.05m)

Double glazed window to rear aspect, double radiator, fitted wardrobes, carpeted, power points

Family Bathroom 5'51 x 6'32 (1.52m x 1.83m)

Double radiator, panel enclosed bath with mixer tap and electric shower over bath, pedestal wash basin with mixer tap, low level WC, tiled splash backs, vinyl flooring

Lounge/Diner 11'68 x 14'86 (3.35m x 4.27m)

Double glazed windows to rear and side aspect, double radiator, carpeted, phone point, TV aerial point, power points

Kitchen 6'41 x 11'05 (1.83m x 3.48m)

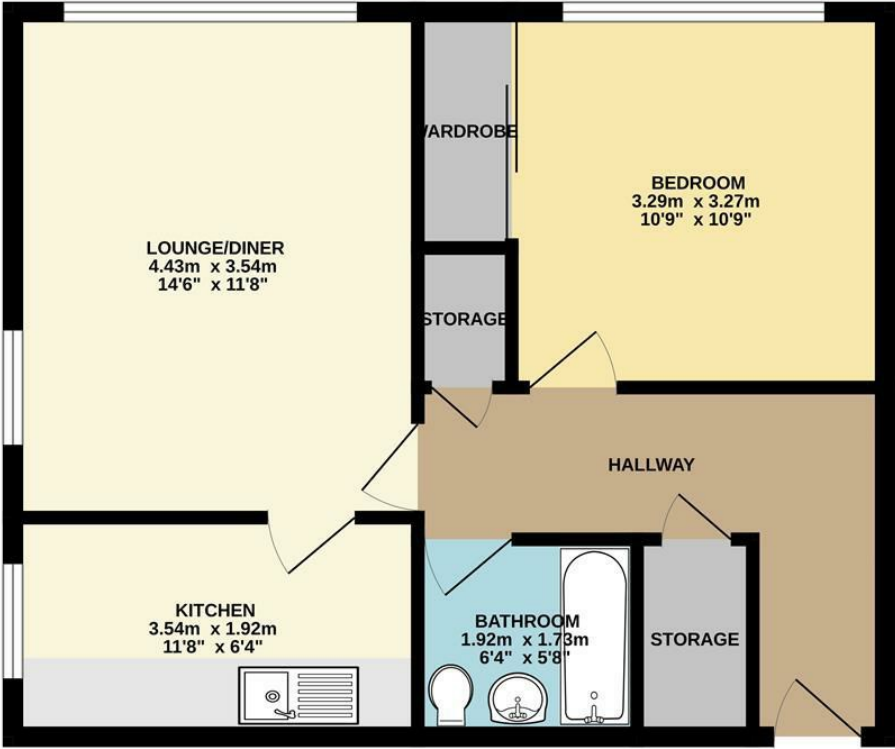
Double glazed window to side aspect, double radiator, vinyl flooring, tiled splash backs, a range of base and wall units with roll top granite effect work surfaces, space for cooker, space for fridge/freezer, plumbing for washing machine, power points



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA: 48.5 sq.m. (522 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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