

Sherwood House, CM18 6NW
Harlow





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** KINGS GROUP ARE DELIGHTED TO OFFER THIS NEWLY REFURBISHED SPACIOUS TWO/THREE BEDROOM FIRST FLOOR FLAT IN SHERWOOD HOUSE, BUSH FAIR, HARLOW **

This beautifully refurbished first-floor apartment offers spacious and versatile accommodation, making it an ideal home for families, professionals, or investors. Finished to a high standard throughout, the property features a bright and contemporary open-plan kitchen and living area, providing the perfect space for relaxing and entertaining. The flexible layout includes two generous bedrooms, with the option of a third bedroom or home office to suit your lifestyle. The apartment also benefits from a separate bathroom and WC, offering added convenience for busy households.

Perfectly positioned above Bush Fair Shopping Centre, residents enjoy a wide range of local amenities right on their doorstep, including shops, supermarkets, cafés, and everyday essentials. Excellent transport links are within easy reach, providing convenient access to surrounding areas and beyond.

The property is also situated within the catchment area of several highly sought-after schools, making it an excellent choice for families.

To avoid disappointment call us today to arrange your viewing.

Offers In Excess Of £200,000



- TWO/THREE BEDROOM FIRST FLOOR APARTMENT
- SEPERATE TOILET AND BATHROOM
- ABOVE BUSH FAIR SHOPPING CENTRE
- EASY ACEES TO A414 & M11
- LEASE REMAINING - 84 YEARS

- REFURBISHED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING ROOM
- EASY ACCESS TO ALL LOCAL AMENITIES
- WITHIN CATCHMENT AREA OF GOOD SCHOOLS
- SERVICE CHARGE AND GROUND RENT - £1096 PA

Entrance Hallway

Vinyl flooring, storage cupboard housing electric metres

Kitchen/Living Area 16'11 x 15'52 (5.16m x 4.57m)

Double glazed bay window to rear aspect, double glazed window to side aspect, Vinyl flooring, TV aerial point, phone point, power points, single radiator, a range of base and wall units with flat top wooden effect work surfaces, integrated fridge/freezer, plumbing for washing machine, sink with single drainer unit, breakfast bar

Bedroom Three/Office 12'97 x 7'68 (3.66m x 2.13m)

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

Bedroom One 16'08 x 11'42 (5.08m x 3.35m)

Double glazed window to front aspect, Vinyl flooring, single radiator, power points

Bedroom Two 12'82 x 10'92 (3.66m x 3.05m)

Double glazed window to side aspect, single radiator, laminate flooring, power points

Family Bathroom 8'15 x 5'3 (2.44m x 1.60m)

Vinyl flooring, heated towel rail, tiled splash backs, panel enclosed bath with shower over bath, wash basin with vanity under unit, textured ceiling

W.C.

Laminate flooring, low level flush W.C. wash basin with mixer tap

External

Ample street parking, deck access

Tenure - Leasehold

Construction Type - Brick Built, deck access

Lease Remaining - 84 Years

Service Charge - £1086 PA

Ground Rent - £10 PA

Council Tax Band - B

EPC Rating - C





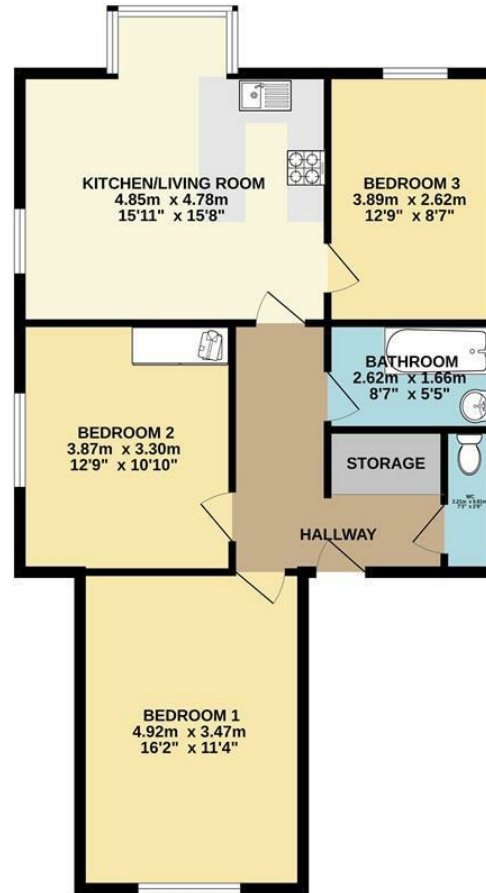




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

SECOND FLOOR
76.3 sq.m. (821 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (821 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.

Unit 4 Church Langley Way, Harlow,
Essex, CM17 9TE

T: 01279 433033

E:

www.kings-group.net

