



Spinning Wheel Mead, CM18 7AQ  
Harlow

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# Spinning Wheel Mead, CM18 7AQ

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT IN THE SOUGHT AFTER AREA OF SPINNING WHEEL MEAD, HARLOW \*\*

Welcome to this charming two double bedroom first floor apartment located in the desirable area of Spinning Wheel Mead, Harlow. This delightful flat offers a spacious living room and dining area, perfect for both relaxation and entertaining. The modern family bathroom is designed with comfort in mind, providing a stylish and functional space for your daily routines.

One of the key features of this property is the ample street parking available, ensuring convenience for you and your guests. Additionally, there is plenty of storage space, making it easy to keep your home organised and clutter-free.

Situated close to local shops and amenities, this apartment is ideal for those who appreciate the convenience of having everything they need within easy reach. Furthermore, it falls within the catchment area of good schools, making it an excellent choice for families.

This property presents a wonderful opportunity for anyone looking to enjoy a comfortable and well-connected lifestyle in Harlow. Don't miss the chance to make this lovely flat your new home.

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

## Offers In The Region Of £220,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- GOOD SIZED KITCHEN
- PRIVATE BALCONY
- AMPLE STREET PARKING
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS

**Entrance Hallway 7'77 x 5'23 (2.13m x 1.52m)**

Storage area, laminate flooring, single radiator

- SPACIOUS LOUNGE/DINER
- FAMILY BATHROOM WITH THREE PIECE SUITE
- AMPLE STORAGE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASE REMAINING - 96 YEARS

Council Tax Band - B

EPC Rating - D

**Lounge/Diner 18'16 x 16'68 (5.49m x 4.88m)**

Double glazed windows to side aspect, double glazed door to rear aspect leading to balcony, laminate flooring, two single radiators, TV aerial point, phone points, power points

**Kitchen 8'87 x 7'60 (2.44m x 2.13m)**

Double glazed window to rear aspect, vinyl flooring, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit, space for cooker, space for fridge/freezer, plumbing for washing machine, combi-boiler, power points

**Family Bathroom 7'35 x 5'89 (2.13m x 1.52m)**

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, heated towel rail, pedestal style wash basin, low level W.C. panel enclosed bath with mixer tap, extractor fan

**Master Bedroom 8'87 x 14'96 (2.44m x 4.27m)**

Double glazed window to front aspect, carpeted, single radiator, power points

**Bedroom Two 8'81 x 12'05 (2.44m x 3.78m)**

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

**External**

Storage shed, ample street parking

Tenure - Leasehold

Construction Type - Brick Built

Lease Remaining - 96 Years

Service Charge - £1465 PA

Ground Rent - £10 PA





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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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



## SECOND FLOOR 69.5 sq.m. (748 sq.ft.) approx.



TOTAL FLOOR AREA: 69.5 sq.m. (748 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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