



Nicholls Field, CM18 6EF
Harlow

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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS ONE BEDROOM, RECENTLY RENOVATED ONE BEDROOM TWELFTH FLOOR FLAT IN NICHOLLS FIELD TOWER, HARLOW **

Nestled in the heart of Harlow, this exquisite one-bedroom flat on the twelfth floor offers a perfect blend of modern living and convenience. Recently renovated, the property boasts new flooring, and doors throughout also a brand-new kitchen, ensuring a fresh and contemporary feel throughout.

As you step into the flat, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The stunning views over Harlow town from this elevated position are truly a highlight, providing a picturesque backdrop to your daily life.

Accessibility is a key feature of this property, with lift access making it easy to reach your new home. The flat is ideally situated, offering quick and easy access to the A414 and M11, making commuting a breeze. Additionally, you will find a variety of local shops and amenities just a stone's throw away, ensuring that all your daily needs are met with ease.

This flat is perfect for individuals or couples seeking a stylish and convenient living space in a vibrant area. With its modern finishes and prime location, it presents an excellent opportunity for those looking to make Harlow their home. Don't miss the chance to view this delightful property and experience all it has to offer.

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

Asking Price £130,000



- ONE BEDROOM TWELFTH FLOOR FLAT
- SPACIOUS LOUNGE/DINER
- NEWLY FITTED KITCHEN
- STUNNING VIEWS OVER HARLOW TOWN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- REFURBISHED THROUGHOUT
- AMPLE STORAGE
- LIFT ACCESS
- EASY ACCESS TO M11 & A414
- LEASE REMAINING - 86 YEARS

Entrance Hallway 13'21 x 8'25 (3.96m x 2.44m)

Laminate flooring, storage cupboards, double radiator

Bedroom 12'74 x 10'91 (3.66m x 3.05m)

Double glazed window to rear aspect, laminate flooring, double radiator, power points

Wet Room 6'35 x 5'52 (1.83m x 1.52m)

Tiled walls, waterproof flooring, electric shower, wash basin with mixer tap, low level flush W.C. double radiator, extractor fan

Lounge 14'88 x 11'73 (4.27m x 3.35m)

Double glazed windows to side and rear aspect, laminate flooring, coved ceiling, double radiator, TV aerial point, phone point, power points

Kitchen 11'01 x 6'42 (3.38m x 1.83m)

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

External

Ample street parking

Lease Remaining - 86 Years

Service Charge - £1200 PA

Ground Rent - £10 PA

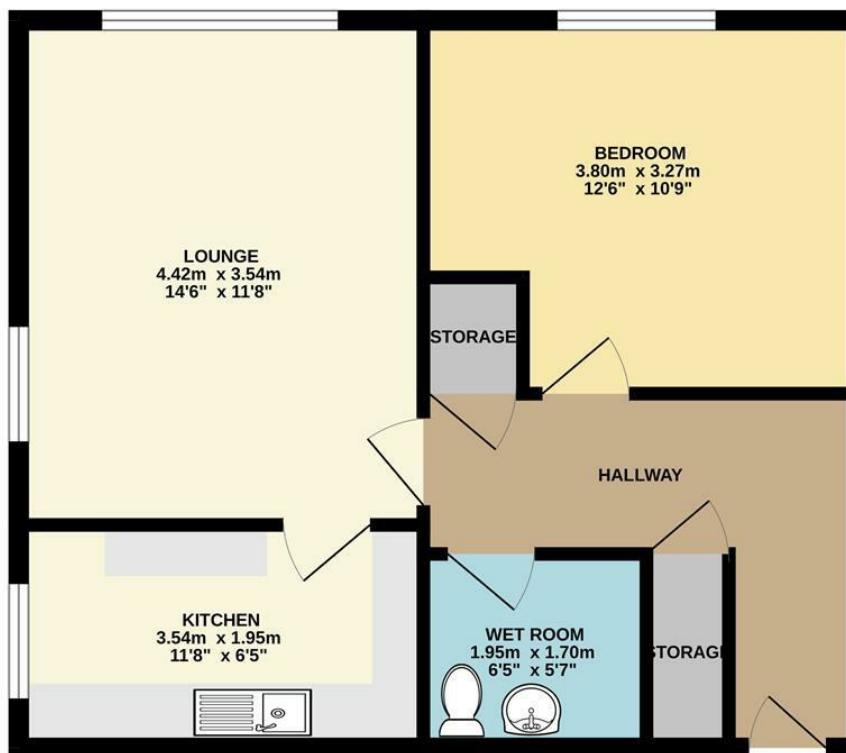
Council Tax Band - A

EPC Rating - TBC



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	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	EU Directive 2002/91/EC	EU Directive 2002/91/EC



TOTAL FLOOR AREA : 46.8 sq.m. (503 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the above measurements, 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 is given 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.