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## Rectory Wood, CM20 1RD



**Offers In The Region Of £190,000 Leasehold**





**\*\* KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS TWO BEDROOM, GROUND FLOOR FLAT, IN NEED OF FULL REFURBISHMENT, IN THE POPULAR AREA OF RECTORY WOOD, HARLOW \*\***

ENQUIRE FOR MORE IMAGES AND VIDEOS.

Nestled in the highly sought-after area of Rectory Wood, Harlow, this spacious two-bedroom ground floor flat presents an excellent opportunity for those looking to invest in a property with great potential. The flat features a generous reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that offer ample space for comfortable living. While the property is in need of refurbishment throughout, it provides a blank canvas for buyers to create their ideal home. Its prime location directly opposite the Princess Alexandra Hospital makes it particularly appealing for healthcare professionals or anyone seeking convenience in their daily commute. Additionally, the flat is within walking distance of Harlow Town train station and the vibrant Harlow Town Centre, ensuring that residents have easy access to a variety of shops, restaurants, and local amenities. For those who require quick access to major roadways, the A414 is easily reachable, making travel to surrounding areas straightforward. This flat is not just a home; it is a fantastic opportunity to invest in a property that can be tailored to your personal taste and lifestyle. With its desirable location and spacious layout, this flat is sure to attract interest from a range of buyers. Don't miss the chance to make this property your own.

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

**Lounge/Diner 19'04 x 13'04**

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

**Kitchen 9'93 x 6'66**

Double glazed window to rear aspect, tiled walls, vinyl flooring, a range of base and wall units with roll top work surfaces, space for oven, space for fridge/freezer, plumbing for plumbing washing machine, power points

**Hallway 8'84 x 2'88**

Carpeted

**Family Bathroom 6'10 x 5'90**

Double glazed opaque window to front aspect, tiled walls, double radiator, walk in shower cubicle with thermostatically controlled shower, pedestal style wash basin, low level W.C. tiled flooring

**Master Bedroom 13'79 x 9'93**

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

**Bedroom Two 10'65 x 8'77**

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

**External**

Street parking (Permit Required), communal garden

Construction Type - Standard Construction

Service Charge - £840 PA

Ground Rent - £10 PA

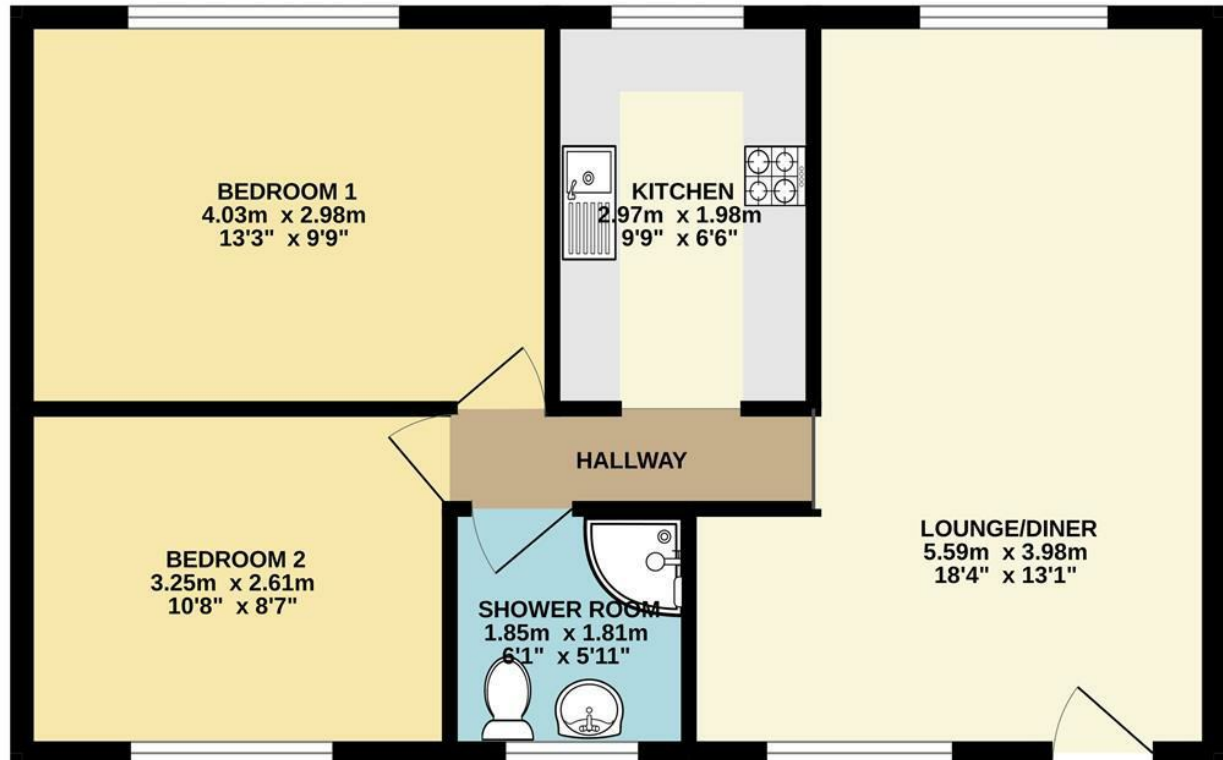
Lease Remaining - 88 Years

Council Tax Band - B

EPC Rating- TBC

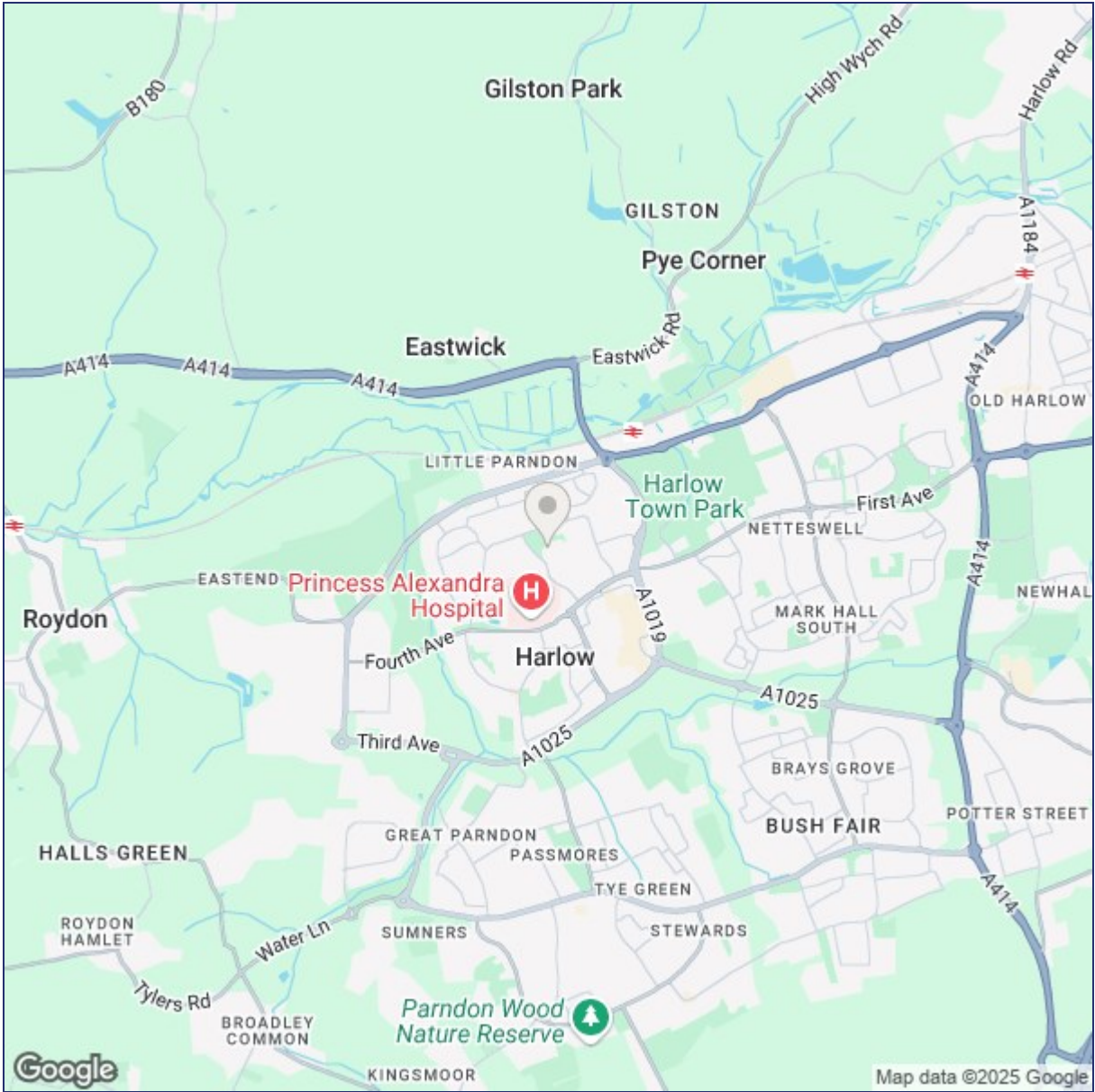


GROUND FLOOR  
50.6 sq.m. (544 sq.ft.) approx.



TOTAL FLOOR AREA : 50.6 sq.m. (544 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

(“These details are correct at time of going to press”).

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.

