



www.kings-group.net

Unit 4 Church Langley Way
Harlow CM17 9TE
Tel: 01279 433033

Regency Court, Harlow, CM18 7DH
Offers In The Region Of £169,995

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, ONE BEDROOM GROUND FLOOR APARTMENT, IN THE SOUGHT AFTER GATED DEVELOPMENT OF REGENCY COURT, HARLOW ****

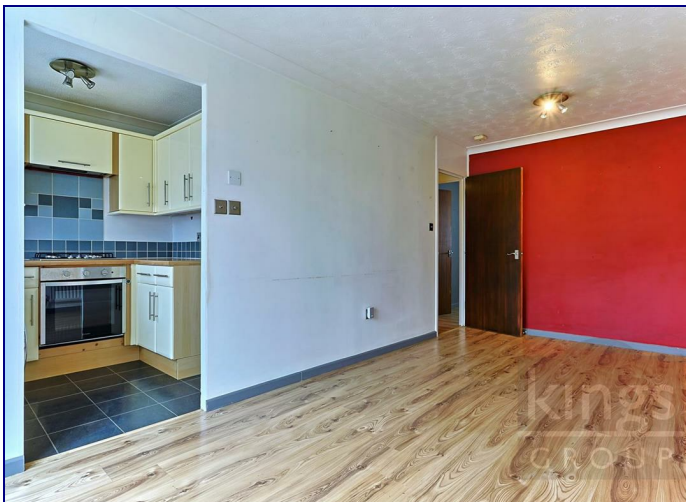
Welcome to this charming one-bedroom ground floor apartment located in the highly sought-after Regency Court, Harlow. This delightful property is nestled within a secure gated development, offering both privacy and peace of mind. Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining.

The apartment features a modern family bathroom, complete with a stylish three-piece suite, ensuring comfort and convenience for its residents. The private gated entrance leads to a lovely communal garden, which can be accessed directly from the rear of the property, perfect for enjoying the outdoors.

Situated close to local shops and amenities, this apartment boasts excellent transport links, with easy access to the A414 and M11, making it ideal for commuters. Additionally, it falls within the catchment area of several highly regarded schools, making it a fantastic choice for families.

With a service charge and ground rent combined at £990 and a remaining lease of 58 years, this property presents a wonderful opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this lovely apartment your new home in a vibrant and convenient location.

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



Entrance Hallway

6'50 x 3'29 (1.83m x 0.91m)

Lamiate flooring, storage cupboard

Family Bathroom

6'48 x 5'77 (1.83m x 1.52m)

Tiled flooring, tiled walls, panel enclosed bath with thermostatically controlled shower over bath, pedestal style wash basin with mixer tap, low level flush W.C. extractor fan, heated towel rail

Bedroom

10'36 x 9'61 (3.05m x 2.74m)

Double glazed window to front apsect, laminate flooring, double radiator, fitted wardrobes, power points

Lounge/Diner

17'15 x 8'92 (5.18m x 2.44m)

Double glazed window to rear aspect, double glazed door leading to rear communal garden, laminate flooring, double radiator, power points, phone point, TV aerial point

Kitchen

7'26 x 6'51 (2.13m x 1.83m)

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

External

Communal rear garden with direct access off the lounge, allocated gated parking space, communal courtyard to the front of the property

Construction Type - Traditional Build
Council Tax Band - B
EPC Rating - D
Service Charge - £840 PA
Ground Rent - £150 PA
Lease Remaining - 58 Years

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 36.1 sq.m. (389 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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