



Nicholls Field, CM18 6EF
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS EIGHTH FLOOR, ONE BEDROOM FLAT FOR SALE IN NICHOLLS FIELD, HARLOW **

This property despite being in need of refurbishment throughout would make an ideal first time purchase for anyone looking to get onto the property ladder or investor looking for a great return. The property is spacious throughout. Located in Nicholls Field, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School making it ideal for anyone with children. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters.

The property comprises off one double bedroom with built in wardrobes, spacious lounge/diner, kitchen, family bathroom fitted with a three piece suite, the property further benefits from a large storage cupboard and ample street parking.

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

Asking Price £100,000



- ONE BEDROOM EIGHTH FLOOR APARTMENT
- IDEAL INVESTMENT PURCHASE
- LARGE STORAGE CUPBOARD
- AMPLE STREET PARKING
- LEASE REMAINING - 86 YEARS

- SPACIOUS THROUGHOUT
- IN NEED OF REFURBISHMENT THROUGHOUT
- STUNNING VIEWS OVER HARLOW
- GAS CENTRAL HEATING (UNTESTED)
- SERVICE CHARGE AND GROUND RENT - £1210 PA

Hallway 13'09 x 3'06 (4.19m x 1.07m)

Carpeted, storage cupboards, textured ceiling, entry com system

Bedroom 10'96 x 12'65 (3.05m x 3.66m)

Double glazed window to rear aspect, fitted wardrobes, carpeted, textured ceiling, power points, double radiator

Bathroom 6'32 x 5'61 (1.83m x 1.52m)

Tiled walls, vinyl flooring, low level flush W.C. panel enclosed bath with shower over bath

Lounge 14'94 x 11'74 (4.27m x 3.35m)

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

Kitchen 11'06 x 6'37 (3.51m x 1.83m)

Double glazed window to side aspect, vinyl flooring, a range of base and wall units with roll top work surfaces, integrated electric cooker and hob, plumbing for washing machine, power points

External

Lift access, ample street parking

Construction Type - Brick Built

Council Tax Band - A

EPC Rating - C

Lease Remaining - 86 Years

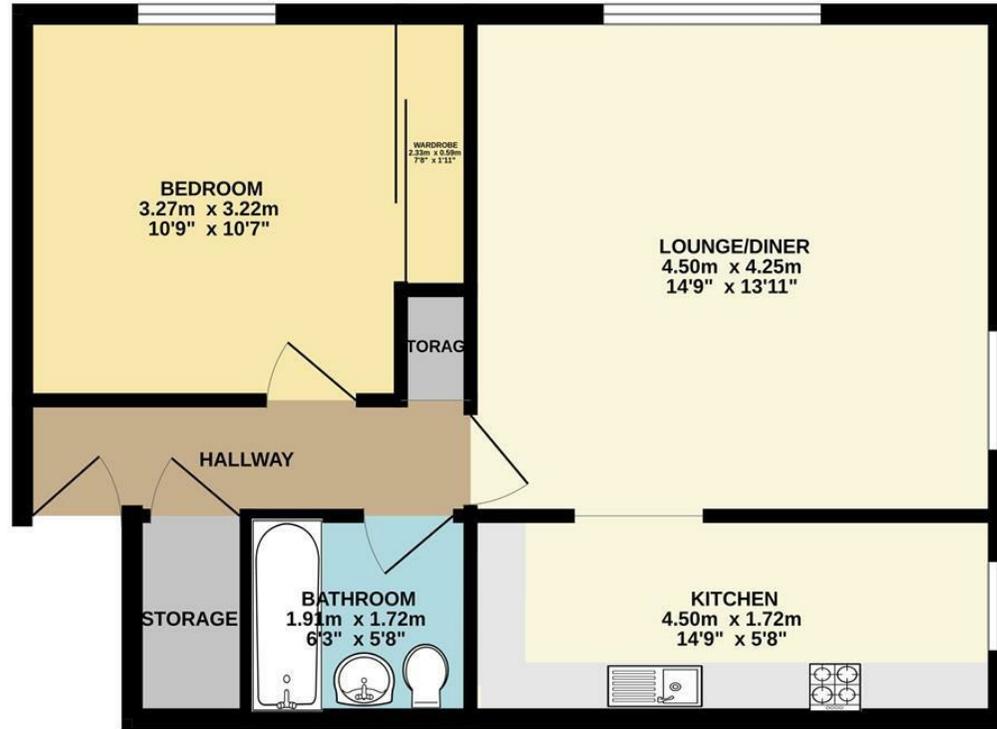
Ground Rent - £10 PA

Service Charge - £1200 PA



EIGHTH FLOOR
48.0 sq.m. (517 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 48.0 sq.m. (517 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.

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