



Harberts Road, CM19 4DU
Harlow





kings
GROUP

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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS ONE BEDROOM, SECOND FLOOR APARTMENT IN TODDBROOK, HARBERTS ROAD, HARLOW ****

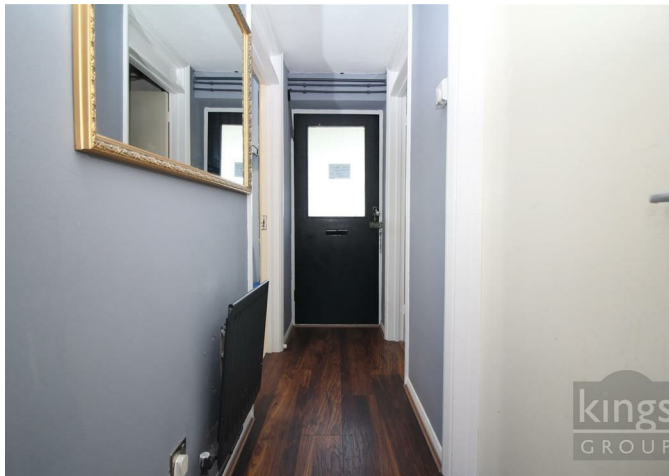
Nestled in the heart of Harlow on Harberts Road, this charming top-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a generously sized double bedroom, providing ample space for relaxation and comfort. The spacious lounge/diner is perfect for entertaining guests or enjoying quiet evenings at home, while a large storage cupboard offers practical solutions for keeping your living area tidy.

Conveniently located in the town centre, this flat is just a stone's throw away from Harlow Town Train Station, making it ideal for commuters seeking easy access to London and beyond. Additionally, the property benefits from straightforward connections to the A414 and M11, ensuring that you can travel with ease.

This one-bedroom flat not only offers a comfortable living space but also represents a fantastic investment opportunity in a thriving area. With its prime location and spacious layout, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this delightful flat your new home or investment.

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

Offers In The Region Of £180,000



- ONE BEDROOM SECOND FLOOR FLAT
- LARGE STORAGE CUPBOARD/OFFICE
- EASY ACCESS TO A414 & M11
- AMPLE PARKING BAYS
- EPC RATING - D

- SPACIOUS THROUGHOUT
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO HARLOW TOWN TRAIN STATION
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS
- COUNCIL TAX BAND - B

Entrance Hallway 9'05 x 2'83 (2.87m x 0.61m)

Laminate flooring, doors leading to storage cupboard/office, family bathroom and lounge/diner, single radiator

Family Bathroom 6'80 x 5'49 (1.83m x 1.52m)

Double glazed opaque window to front aspect, part tiled walls, panel enclosed bath with thermostatically controlled shower over bath, wash basin with vanity under unit, low level flush W.C. vinyl flooring, coved ceiling, single radiator

Storage Cupboard/Office 8'32 x 3'28 (2.44m x 0.91m)

Vinyl flooring, power points, housing combination boiler, gas and electric metres

Lounge/Diner 16'92 x 12'60 (4.88m x 3.66m)

Double glazed windows to rear aspect, carpeted, coved ceiling, TV aerial point, phone point, power points, opening leading to kitchen, double radiator

Kitchen 7'71 x 6'76 (2.13m x 1.83m)

Double glazed window to front aspect, laminate flooring, a range of base and wall units with roll top work surfaces, sink with single drainer unit, space for fridge/freezer, plumbing for washing machine, power points

Bedroom 14'01 x 8'20 (4.29m x 2.44m)

Double glazed window to front aspect, carpeted, double radiator, power points, coved ceiling

Council Tax Band - B

EPC Rating - D

Construction Type - Brick Built

Ground Rent - £10

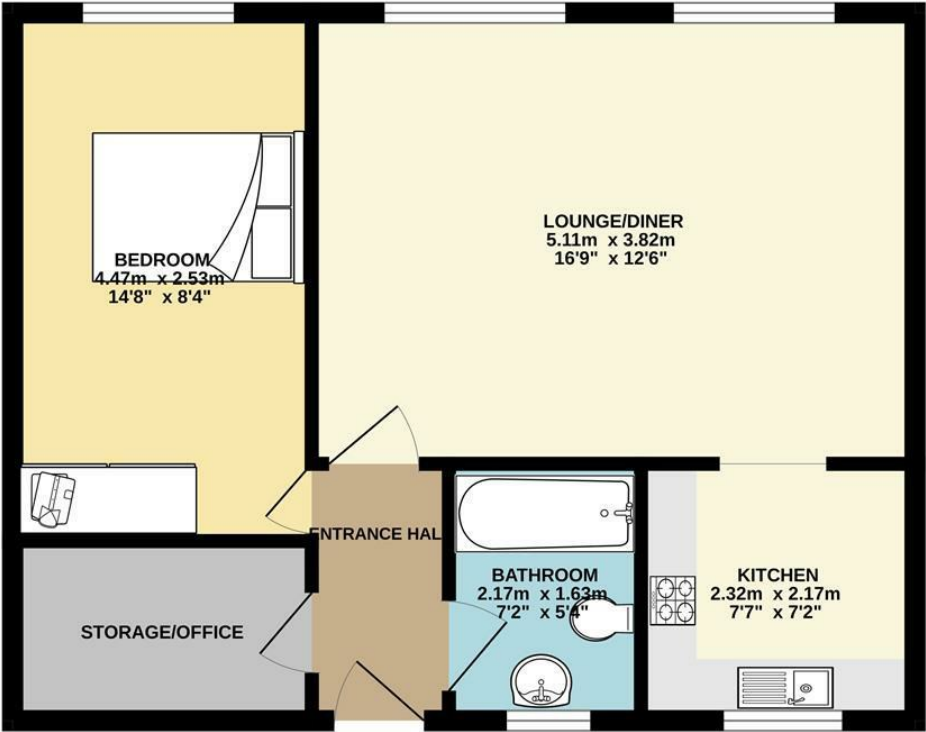
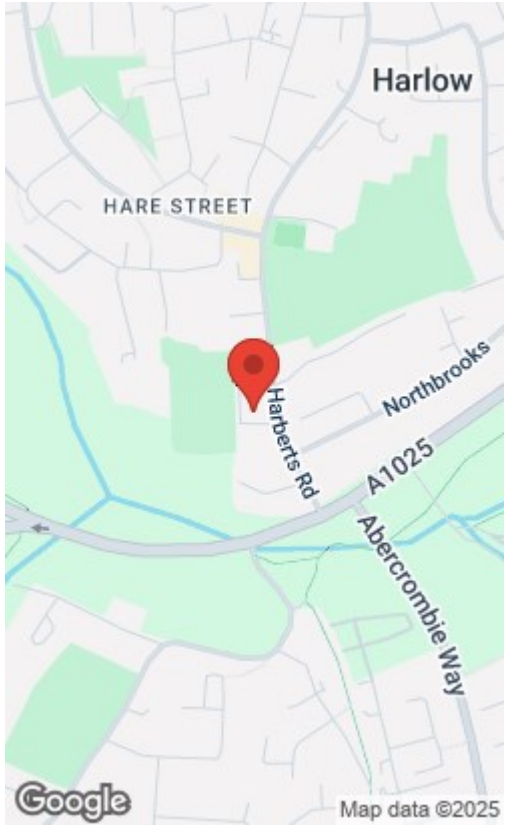
Service Charge - TBC

Ample street parking (non permitted)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		



TOTAL FLOOR AREA: 45.7 sq.m. (492 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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