



Five Acres, CM18 6UY
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, FIRST FLOOR STUDIO FLAT WITH IT'S OWN PRIVATE GARDEN AND PRIVATE ENTRANCE IN FIVE ACRES, HARLOW ****

Nestled in the desirable area of Five Acres, Harlow, this charming first-floor studio flat presents an excellent opportunity for both first-time buyers and investors alike. With the potential to be easily converted into a one-bedroom flat, this property offers flexibility to suit your lifestyle needs.

Upon entering, you will appreciate the convenience of having your own front door, providing a sense of privacy and independence. The flat features a separate kitchen, which is well-equipped for all your culinary needs, and a generously sized family bathroom that ensures comfort and functionality.

One of the standout features of this property is the private garden, a rare find in a flat, offering a delightful outdoor space for relaxation or entertaining. Ample street parking is available, and for those requiring additional storage, garages can be rented from Harlow Council at an extra cost.

Location is key, and this flat does not disappoint. It is situated close to the Staple Tye Shopping Centre, providing easy access to a variety of shops and amenities. Additionally, the Lister Medical Centre is nearby, ensuring that healthcare needs are conveniently met. Commuters will appreciate the easy access to the A414, making travel to surrounding areas straightforward.

In summary, this studio flat in Five Acres is a fantastic opportunity to secure a comfortable living space in a well-connected area.

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

Offers In The Region Of £150,000



- FIRST FLOOR STUDIO FLAT
- WELL PRESENTED THROUGHOUT
- OWN FRONT DOOR
- BATHROOM WITH THREE PIECE SUITE
- AMPLE STREET PARKING

- PRIVATE GARDEN
- COULD SIMPLY BE TURNED INTO A ONE BEDROOM FLAT
- SEPARATE KITCHEN
- LARGE STORAGE CUPBOARDS AND OUTSIDE SHED
- LEASE REMAINING - 87 YEARS

Entrance Hallway 8'22 x 3'18 (2.44m x 0.91m)

Laminate flooring, textured ceiling, storage cupboard

Lounge/Bedroom 16'97 x 12'07 (4.88m x 3.84m)

Double glazed window to side aspect, laminate flooring, electric radiator, TV aerial point, phone point, power points, opening leading to kitchen

Kitchen 7'30 x 6'43 (2.13m x 1.83m)

Double glazed window to side aspect, laminate flooring, tiled splashbacks, a range of base and wall units with roll top work surfaces, integrated electric oven and gas hob, textured ceiling, power points

External

Private garden, own front door, outside storage shed, ample street parking, garages available to rent from Harlow Council at an additional cost

Lease Remaining - 87 Years

Service Charge - £611.52 Approx PA (See legal pack for details)

Ground Rent - £10

Council Tax Band - A



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



FIRST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 36.5 sq.m. (393 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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