

Dadswood, CM20 1JQ  
Harlow





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**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM, FIRST FLOOR APARTMENT FOR SALE, IN DADSWOOD, HARLOW. \*\***

Ideally located in the heart of Harlow Town Center at Dadswood, this property is just a stones throw away from a variety of high street shops, restaurants, 24 hour supermarket as well as a choice of affordable gyms. Not only is this property in a great location for leisure, it is also within walking distance to Princess Alexandra Hospital (0.3 miles- 12 minute walk) and Harlow Town Station (0.7 miles - 30 minute walk), which offers fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale, along with fast links to London Stansted Airport and Cambridge.

In our opinion this property would make an ideal first time or investment purchase.

The accommodation comprises spacious entrance hallway, lounge/diner, kitchen, two double bedrooms and a family bathroom. The property benefits from having a security entry phone system and permit parking.

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

Offers In The Region Of  
£210,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- SECURITY ENTRY PHONE SYSTEM
- CLOSE TO HARLOW TRAIN STATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SERVICE CHARGE £960 PA

- 125 YEAR LEASE
- PERMIT PARKING
- IDEALLY LOCATED IN HARLOW TOWN CENTER
- SOUGHT AFTER LOCATION
- GROUND RENT £220 PA

**Entrance Hallway 10'5" x 3'8" (3.2 x 1.14)**

Laminate flooring, smoke alarm, power points

**Lounge/Diner 14'5" x 14'1" (4.4 x 4.3)**

Double glazed window to side aspect, single radiator, laminate flooring, phone point, TV aerial point, power points

**Kitchen 9'6" x 7'10" (2.9 x 2.4)**

Double glazed window to side aspect, tiled splash backs, base units with roll top marble effect work surfaces, space for electric cooker, single drainer unit, space for fridge freezer, plumbing for washing machine, power points

**Family Bathroom 8'10" x 6'7" (2.7 x 2.03)**

Vinyl flooring, extractor fan, panel enclosed bath, electric shower, pedestal wash basin, low level WC, tiled splash backs

**Master Bedroom 11'11" x 10'2" (3.65 x 3.10)**

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

**Bedroom Two 11'11" x 8'5" (3.65 x 2.57)**

Double glazed window to side aspect, carpeted, power points



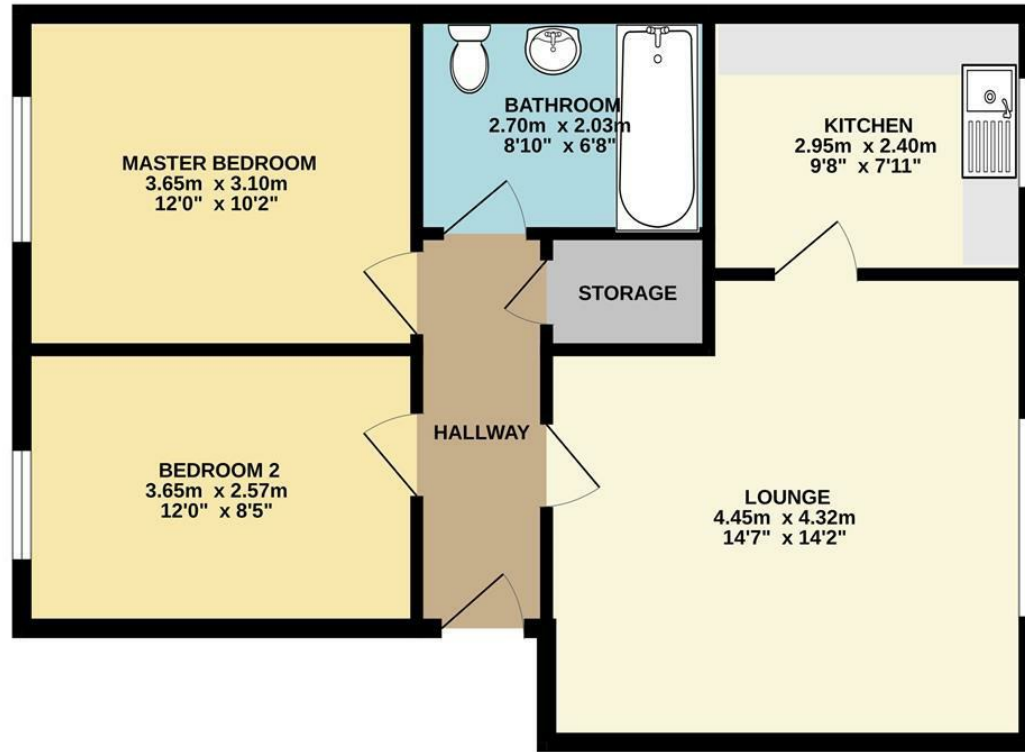






GROUND FLOOR  
57.5 sq.m. (619 sq.ft.) approx.

| 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) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |



TOTAL FLOOR AREA : 57.5 sq.m. (619 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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