



Brockles Mead, CM19 4QA
Harlow





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** KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS ONE BEDROOM, FIRST FLOOR FLAT FOR SALE WITH PRIVATE BALCONY IN BROCKLES MEAD, HARLOW **

In our opinion this spacious and well presented property is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to add an fantastic property to their portfolio this is due to the property offering a wide range of benefits to a new owner. One of the benefits Brockles Mead has to offer is being close to local shops and amenities with Staple Tye Shopping Centre being just a short drive away there is a variety of supermarket, takeaway restaurants, salon, pharmacy and the Lister Medical Centre very close by. A new owner also benefits from having some of Harlows most popular schools nearby with Stewards Academy being less than 10 minutes walk away and Kingsmoor Academy less than 5 minutes walk away making it ideal for anyone with young children. Public transport links are al so very accessible with Harlow Town Train Station is less than 10 minutes drive away, giving you direct links to London, Cambridge and Stansted Airport and with local bus stops being a stones throw away commuting in and around the local area is very easy

The property comprises of spacious lounge/diner, well presented kitchen, double bedroom with fitted wardrobes, family shower room, an abundance of storage, private balcony area, UPVC double glazed windows throughout, gas central heating,

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

Offers In The Region Of £160,000



- SPACIOUS ONE BEDROOM FIRST FLOOR FLAT
- PRIVATE BALCONY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASE REMAINING - 88 YEARS
- GROUND RENT - £10 PA

- WELL PRESENTED THROUGHOUT
- AMPLE PARKING
- EASY ACCES TO A414 & M11
- SERVICE CHARGE - £960.00 PA
- EPC - C

Entrance Hallway

Tiled flooring, storage cupboards

Lounge/Diner 18'66 x 10'45 (5.49m x 3.05m)

Laminate flooring, coved ceiling, double glazed window to rear aspect, double glazed French door leading to private balcony, double radiator, TV aerial point, phone point, power points

Kitchen 9'29 x 7'75 (2.74m x 2.13m)

Double glazed window to front aspect, tiled flooring, a range of base and wall units with roll top work surfaces, space for fridge/freezer, power points

Shower Room 8'65 x 4'94 (2.44m x 1.22m)

Double glazed opaque window to front aspect, tiled flooring, wash basin with mixer tap and vanity under unit, low level WC, shower cubicle with thermostatically controlled shower, plumbing for washing machine

Bedroom 15'57 x 8'20 (4.57m x 2.44m)

Double glazed window to rear aspect, fitted wardrobes, laminate flooring, double radiator, power points





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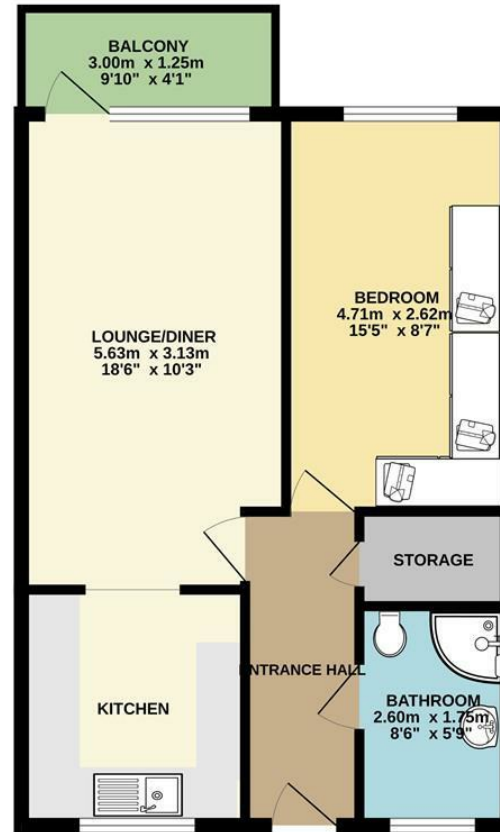


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA : 48.4 sq.m. (521 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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