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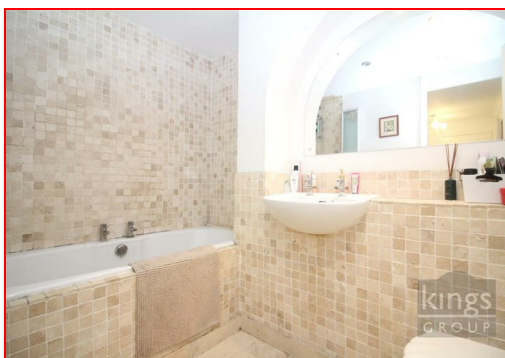
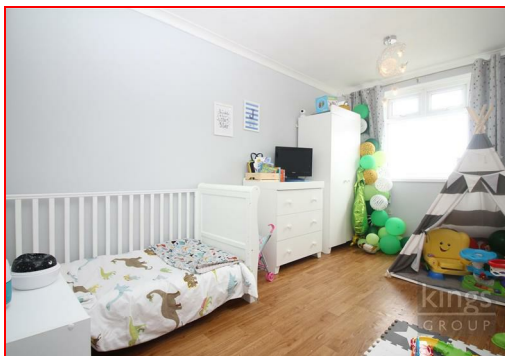
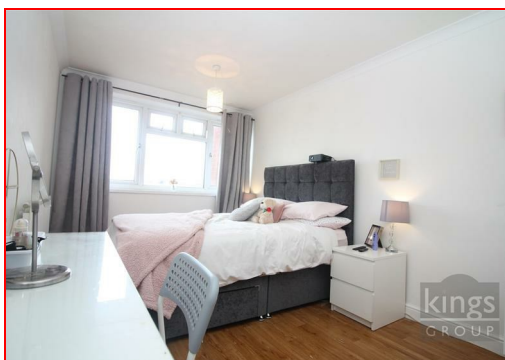
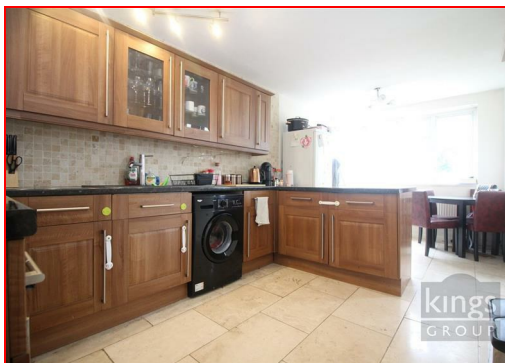


## Lower Meadow, CM18 7RT



**Offers In The Region Of £215,000 Leasehold**





## Exclusive To Kings Group - Large TWO BEDROOM FIRST FLOOR FLAT for sale in Lower Meadow, Harlow.

In our opinion, this property would make an ideal first time buyer purchase for any young family or ideal investment for anyone looking to start or expand their portfolio. The property is close to all the local amenities with Staple Tye Shopping Centre less than a 20 minute walk or 5 minute drive away (less than 1 mile) where you will find supermarket, variety of takeaway restaurants, salon, pharmacy and the Lister Medical Centre. Schooling is also easily accessible with Longwood Primary Academy less than 5 minutes walk away and Stewards Academy about a 10 minute walk away. The nearest bus stops at 5 minute walk away, will give you bus routes all over Harlow and surrounding areas, including Harlow Town Train Station.

The extremely spacious property comprises entrance hall with two storage cupboards, lounge, kitchen with dining space, two DOUBLE bedrooms and family bathroom. The property also benefits from good sized balcony and ample street parking.

### **Entrance Hall 11'54 x 5'62**

Storage cupboards, single radiator, laminate flooring, coved and textured ceiling, power points

### **Lounge approx 20'42 x 12'20**

Double glazed window to side aspect, double radiator, laminate flooring, phone point, TV aerial point, power point, textured ceiling, double glazed door leading to balcony

### **Kitchen / Diner approx 19'00 x 8'79**

Double glazed window to side aspect, single radiator, tiled flooring, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric oven with electric hob, chimney style extractor hood, sink with drainer unit, space for fridge / freezer, plumbed for washing machine, textured ceiling, power points

### **Bedroom One 14'00 x 8'80 plus 2'88 x 2'23**

Double glazed window to side aspect, single radiator, laminate flooring, power points, coved and textured ceiling

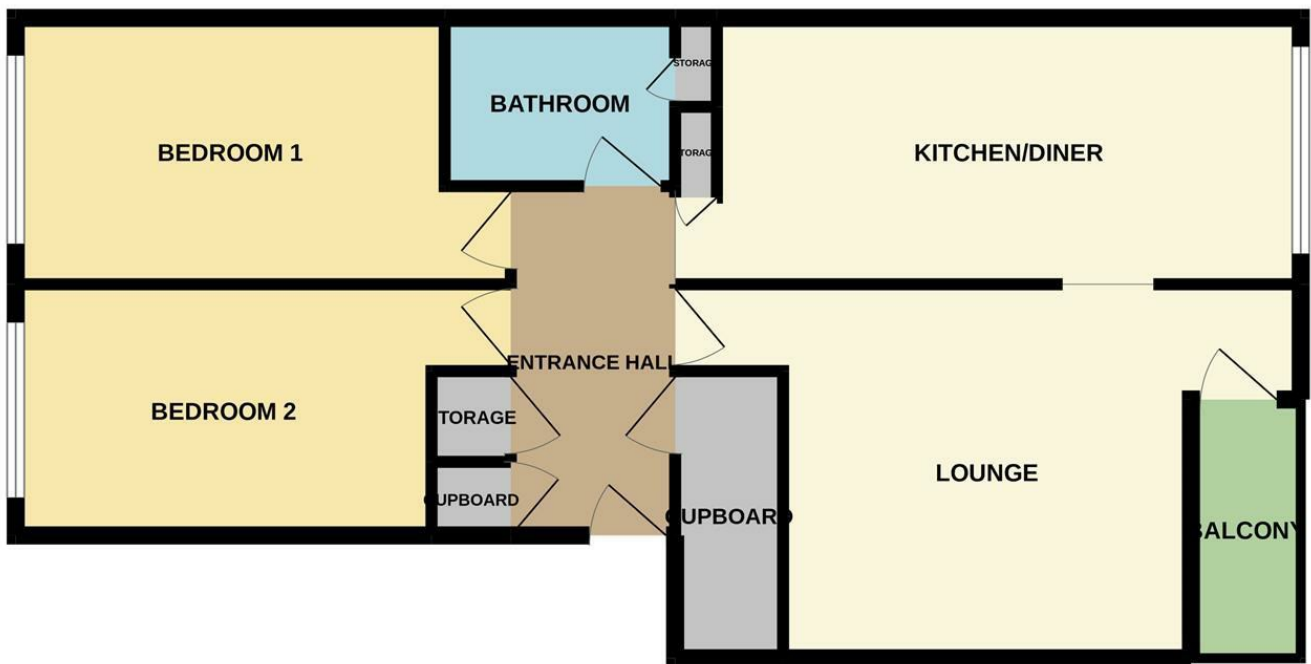
### **Bedroom Two 13'57 x 8'20 plus 2'92 x 2'14**

Double glazed window to side aspect, single radiator, laminate flooring, power points, coved and textured ceiling

### **Bathroom 7'61 x 5'63**

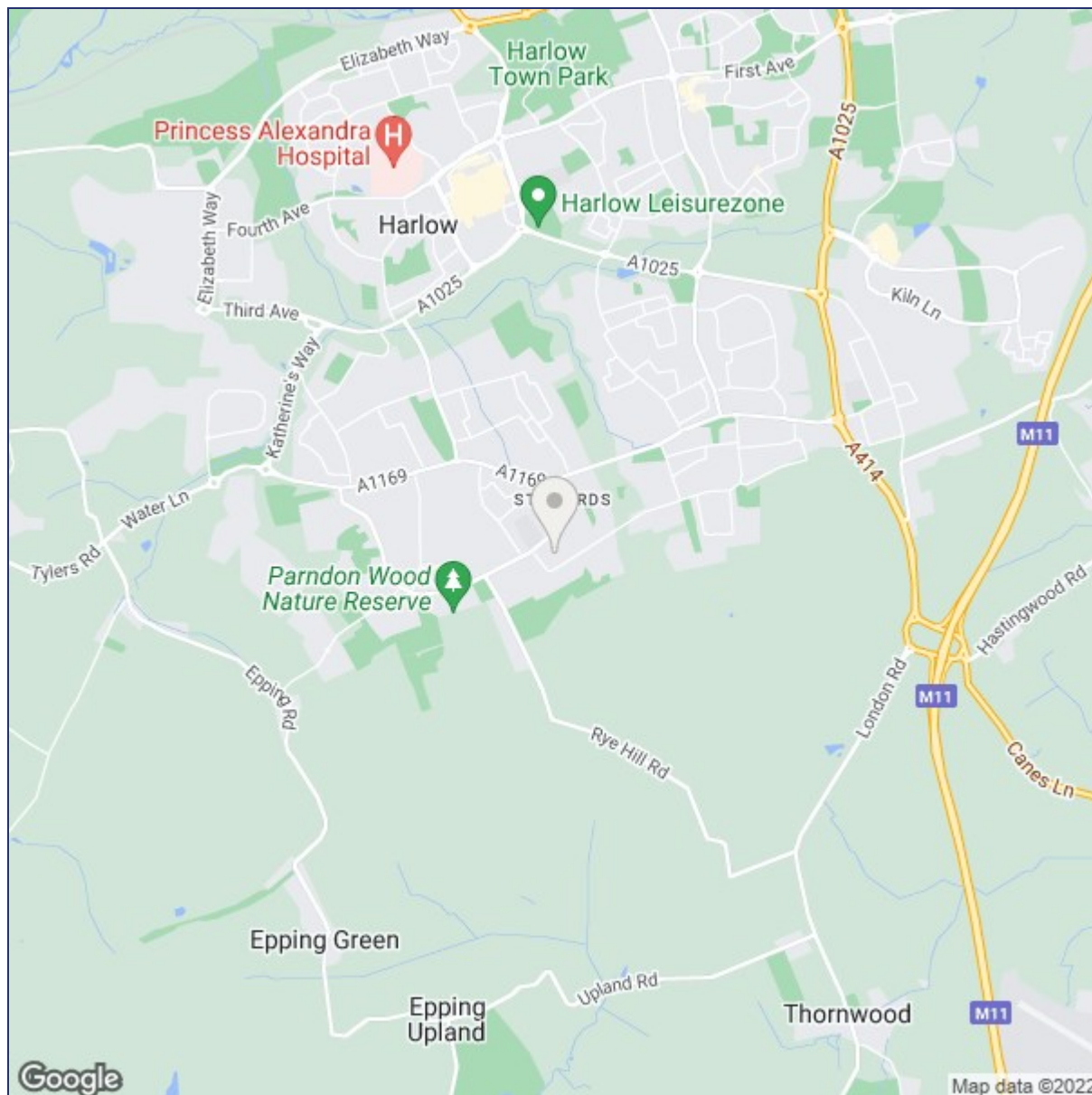
Heated towel rail, tiled flooring, panel enclosed bath, thermostatically controlled shower, wash hand basin, low level flush WC, part tiled walls, spotlights

FIRST FLOOR  
70.2 sq.m. (756 sq.ft.) approx.



TOTAL FLOOR AREA : 70.2 sq.m. (756 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

("These details are correct at time of going to press").

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.

