



kings
GROUP



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19 Eastgate
Harlow CM20 1HP
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Peacocks, Harlow, CM19 5NY
Offers In The Region Of £169,500

- One Bedroom Top Floor Flat
- Fully Fitted With Fresh Air Filter Pumps
- Fitted with smoke, CO2 & Burglar Alarms
- Lease Remaining: 148 Years

- *CHAIN FREE*
- Recently Renovated & Modernized Throughout
- Ground Rent & Service Charge Combined: £53 per month
- EPC Rating: D

Exclusive to Kings Group - *CHAIN FREE* ONE BEDROOM TOP FLOOR FLAT for sale. Located in Peacocks, Katherines, this second (top) floor flat would make an ideal first time buyer or investment purchase having recently been completely renovated and modernized throughout. The property benefits from being fitted with remote control lighting and fresh air filter pumps throughout the flat keeping the place fresh at all times. The property is just 5 minutes walk to local convenience store, barbers and takeaway restaurant as well as less than 10 minutes drive to Harlow Town train station and the M11 making it ideal for commuters. This property feels extremely spacious, light and airy throughout and would be ideal for anyone looking to do minimal or no work when moving in. The property comprises entrance hall with storage, larger than average lounge, modern fitted kitchen / diner, double bedroom with built-in wardrobes, modern fitted bathroom, balcony and allocated off-street parking space.

Entrance Hall
5'86,2'84 (1.52m,0.61m)

Storage cupboard, gas/electric meter cupboard, laminate flooring, smoke alarm, alarm panel, loft access

Lounge
14'99,12'10 plus 2'84,1'87 (4.27m,3.91m plus 0.61m,0.30m)

Double glazed windows to rear and side aspect, two double radiators, laminate flooring, phone point, TV aerial point, textured ceiling, spotlights, remote control lighting remote control lamp sockets, fresh air ceiling filter

Kitchen / Diner
13'87,7'24 plus 6'21,2'24 (3.96m,2.13m plus 1.83m,0.61m)

Double glazed windows to side and rear aspect, double radiator, part vinyl flooring, part carpet, tiled splash backs, range of base and wall units with roll top work surfaces, integrated electric oven with gas hob, chimney style extractor fan, sink and drainer unit, freestanding fridge / freezer, plumbed for washing machine, textured ceiling, spotlights, double glazed door leading to balcony, TV aerial point, power points, built in DAB radio, smoke alarm, fresh air ceiling filter

Bedroom
11'12, 9'86 plus 5'81, 1'66 (3.35m, 2.74m plus 1.52m, 0.30m)

Double glazed window to side aspect, double radiator, carpet, built-in wardrobe, power points, textured ceiling, spotlights, fresh air ceiling filter

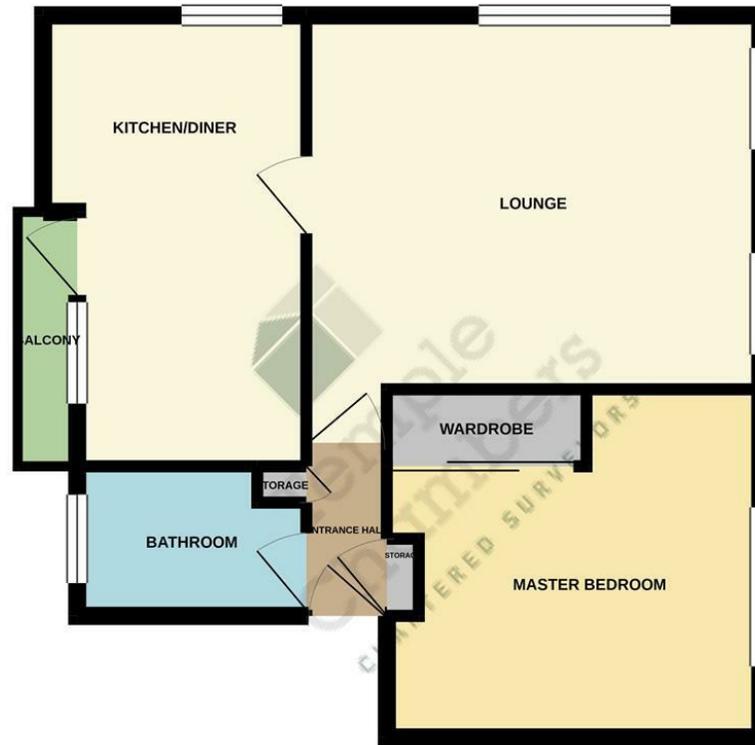
Bathroom
7'63, 4'98 (2.13m, 1.22m)

Double glazed window to side aspect, single radiator, tiled flooring, extractor fan, panel enclosed bath, electric shower, wash hand basin with mixer tap and vanity unit under, low level flush WC tiled walls, spotlights





GROUND FLOOR
45.4 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA: 45.4 sq.m. (488 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.
Made with Memphis 11/2010



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