



www.kings-group.net

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CM20 1HP
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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



Quarry Spring, Harlow, CM20 3HR

Offers In The Region Of £199,999

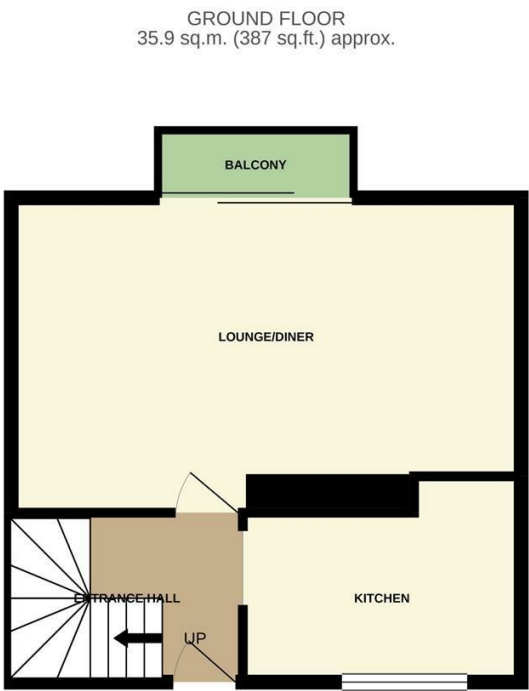


Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000



Unexpectedly Back To The Market!

Exclusive to Kings Group - Two Bedroom SPLIT LEVEL MAISONETTE located in Quarry Spring. This spacious, ready-to-live property with extended lease, would make an ideal first time or investment purchase and is conveniently located within reach of all the local amenities. The property is just 5 minutes drive from the M11 as well as 5 minute drive to Harlow Town Train Station both offering you brilliant links into London and other major cities as well as Stansted Airport. The property is also just a 10 minute walk to The Stow Shopping Centre where you will find a variety of takeaway restaurants, supermarket, pharmacy and salon. Also ideal for anyone with children, this property is within walking distance to great schooling. The property comprises entrance hall, larger than average lounge / diner, kitchen, two DOUBLE bedrooms and family bathroom. The property also benefits from rear balcony giving you lovely scenic views all year round and extra external storage.



TOTAL FLOOR AREA: 72.2 sq.m. (777 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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- Two Bedroom Split Level Marionette
- Ideal First Time Buyer or Investment Purchase
- Ready To Live Property
- Balcony With Beautiful Views
- EXTENDED LEASE: 179 Years Remaining
- Ground Rent: £10 per year
- Service Charge: Approx. £700 per year
- EPC Rating: D

Entrance Hall
9'29 x 6'95
Stairs leading to first floor landing, under stair storage, Double radiator, tiled flooring, coved ceiling.

Lounge
12'73 x 20'49
Double radiator, carpeted flooring, phone point, TV aerial point, power points, coved textured ceiling, double glazed back door leading to balcony.

Kitchen
8'03 x 8'64
Double glazed window to front aspect, tiled flooring, tiled splash back walls, roll top wall and base units, integrated cooker, electric oven, gas hob, drain unit sink, space for fridge freezer, plumbing for washing machine and dishwasher, power points.

First Floor Landing
6'33 x 11'51
Double glazed window to front aspect, single radiator, carpeted flooring, coved ceiling, power points.

Bathroom
6'32 x 6'35
Double glazed to front aspect, single radiator, vinyl flooring, panel enclosed bath with mixer tap, pedestal wash basin, low level W.C, part tiles walls.

Bedroom One
13'32 x 10'53
Double glazed window to rear aspect, single radiator, carpeted flooring, built in wardrobes, power points, coved ceiling.

Bedroom Two
8'62 x 13'26
Double glazed window to rear aspect, single radiator, carpeted flooring, power points, coved ceiling.