



www.kings-group.net

**19 Eastgate, Harlow, Essex,
CM20 1HP
01279 433033**

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	EU Directive 2002/91/EC	72

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	



Aylets Field, Harlow, CM18 7LW

Offers In Excess Of £195,000



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



Kings Group are delighted to offer this TWO BEDROOM TOP FLOOR FLAT for sale located in Aylets Field, a lovely quiet area perfect for any first time buyer looking to get on the property ladder or investor looking to expand their property portfolio.

GUIDE PRICE £195,000-£200,000

The property is ideally located just a 10 minute walk from Staple Tye Shopping centre where you will find a supermarket, variety of takeaway restaurants, salon and the Lister Medical Centre. Also ideal for a young family, this property is just a 6 minute walk from Longwood Primary School and a 13 minute walk to Stewards Academy. The property, in need of no major works or updating, comprises spacious entrance hall, larger than average lounge / diner, kitchen, master bedroom with walk-in wardrobe space, secondary bedroom and modern bathroom. The property also benefits from good storage and one allocated parking space directly outside the entrance plus further visitor parking.

- Two Bedroom Top Floor Flat
 - Ideal First Time or Investment Purchase
 - Allocated Parking Space Plus Visitor Parking Available
 - Ground Rent & Service Charge Combined: £80 per month
- Quiet Location
 - Loft Access
 - Lease Remaining: 95 Years
 - EPC Rating: E

Entance Hall
4'23, 9'35
Laminate flooring, electric storage heater, coved and textured ceiling, smoke alarm, power points

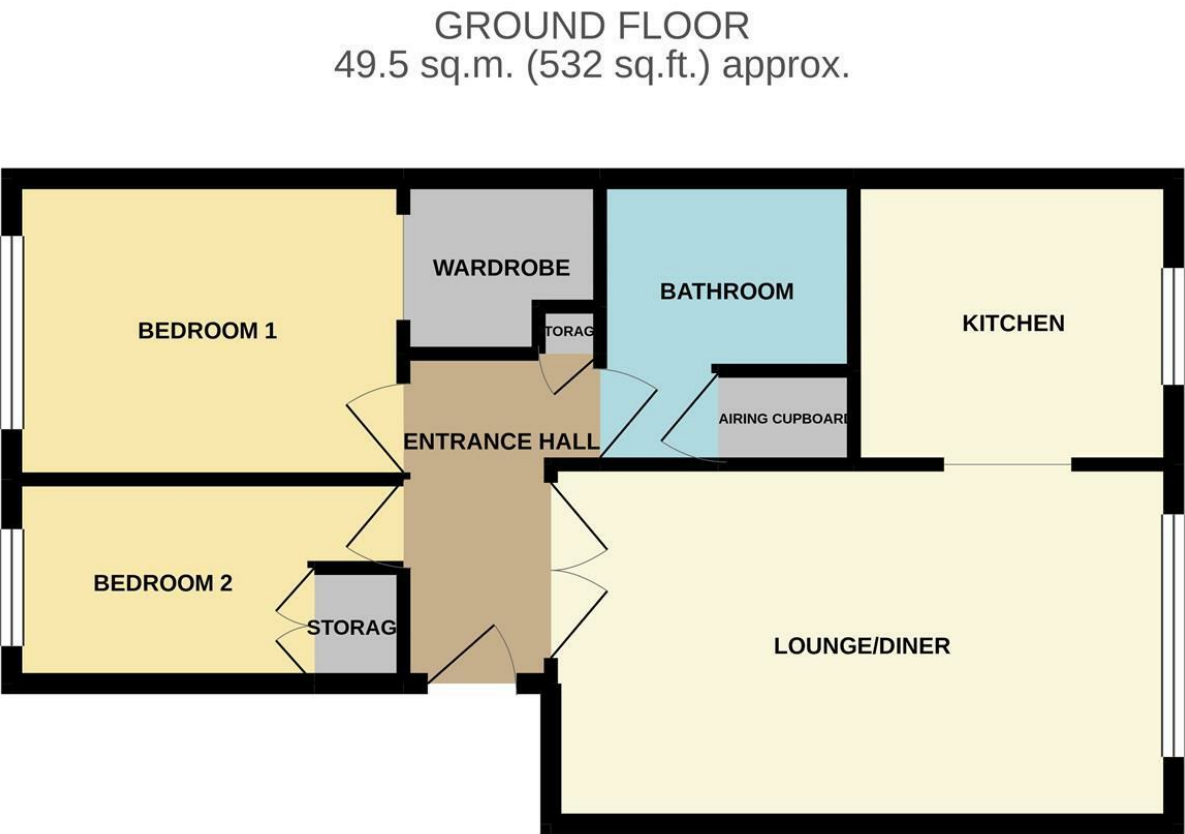
Lounge / DIner
10'06, 17'61
Double glazed window to side aspect, electric storage heater, laminate flooring, TV aerial point, power points, textured ceiling

Kitchen
7'55, 7'99
Double glazed window to side aspect, laminate flooring, tiled splash backs, range of wall and base units with roll top work surfaces, freestanding electric oven and hob, sink with drainer unit, space for fridge freezer, plumbed for washing machine, textured ceiling, power points

Bedroom One
8'41, 11'05 plus 5'64, 4'90
Double glazed window to side aspect, electric storage heater, carpet, TV aerial point, power points, coved and textured ceiling plus walk in wardrobe space with lighting

Bedroom Two
5'80, 11'00
Double glazed window to side aspect, carpet, phone point, power points, textured ceiling, built in storage cupboard

Bathroom
5'51, 6'74 plus 3'23, 2'74
Extractor fan, lino flooring, panel enclosed corner bath with shower attachment, part tiled walls, textured ceiling, airing cupboard



TOTAL FLOOR AREA : 49.5 sq.m. (532 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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