

Wedgewood Drive, CM17 9PY
Harlow

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** KINGS GROUP ARE PROUD TO OFFER THIS CHAIN FREE, TWO BEDROOM, SECOND FLOOR APARTMENT WITH TWO ALLOCATED PARKING SPACES IN WEDGEWOOD DRIVE, CHURCH LANGLEY **

Nestled in the desirable area of Wedgewood Drive, Harlow, this charming second-floor flat offers a delightful living experience. Built in 1996, this well-maintained property spans approximately 570 square feet and features two generously sized bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed with a spacious entrance hallway leading into an open-plan lounge, diner, and kitchen area, which creates a warm and inviting atmosphere for both relaxation and entertaining. The lounge benefits from a lovely Juliette balcony, allowing natural light to flood the space while providing a pleasant view of the surrounding area. The family bathroom is fitted with a modern three-piece suite, ensuring comfort and convenience.

Storage is plentiful in this flat, with large storage cupboards and additional loft space, making it easy to keep your living area tidy and organised. The property also includes two allocated parking spaces a valuable feature in this bustling community.

Residents can enjoy access to a communal garden, perfect for unwinding outdoors or socialising with neighbours. The location is particularly advantageous, as it is close to local shops and amenities, ensuring that daily necessities are just a short stroll away. Furthermore, the property falls within the catchment area of sought-after schools, making it an excellent choice for families.

Offers In The Region Of £220,000









- CHAIN FREE TWO BEDROOM SECOND FLOOR APARTMENT
- FAMILY BATHROOM WITH THREE PIECE SUITE
- TWO GOOD SIZED BEDROOMS
- TWO ALLOCATED PARKING SPACES
- LEASE REMAINING - 95 YEARS
- OPEN PLAN LIVING ROOM/KITCHEN
- AMPLE STORAGE WITH ADDITIONAL LOFT SPACE
- JULIETTE BALCONY OFF OF LIVING ROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SERVICE CHARGE AND GROUND RENT - £2797.82

Property Information
Tenure - Leasehold
Year Built - 1996
Construction Type - Brick Built - Standard Construction
Flood Risk - Rivers and Seas - Very Low - Surface Water - Very Low
Council Tax Band - C
EPC Rating - C
Lease Remaining - 95 Years
Service Charge - £2568 PA
Ground Rent - £229.82 PA
Parking - Two allocated parking spaces

Entrance Hallway
Laminate flooring, electric radiator, large storage cupboard, airing cupboard housing boiler, loft access

Master Bedroom 11'5 x 9'0 (3.48m x 2.74m)
Double glazed window to side aspect, electric radiator, laminate flooring, power points

Bedroom Two 11'5 x 6'11 (3.48m x 2.11m)
Double glazed window to side aspect, electric radiator, laminate flooring, power points

Family Bathroom 6'11 x 5'5 (2.11m x 1.65m)
Vinyl flooring, tiled splashbacks, panel enclosed bath with shower over bath, pedestal style wash basin with mixer tap, low level flush W.C. extractor fan

Lounge 15'4 x 10 (4.67m x 3.05m)
Double glazed window to front aspect, double glazed doors to side aspect leading to Juliette balcony, laminate flooring, electric radiator, phone point, TV aerial point, power points, opening leading to kitchen

Kitchen 10 x 5'5 (3.05m x 1.65m)
Double glazed window to side aspect, vinyl flooring, tiled splashbacks, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit, space for fridge/freezer, integrated electric oven and hob, chimney style extractor fan, plumbing for washing machine, power points

External
Communal garden, two allocated parking spaces









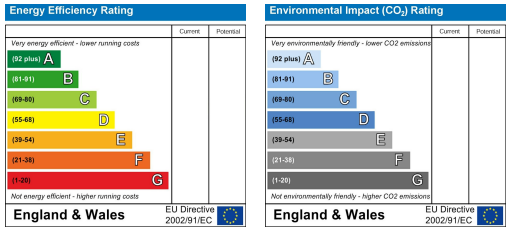


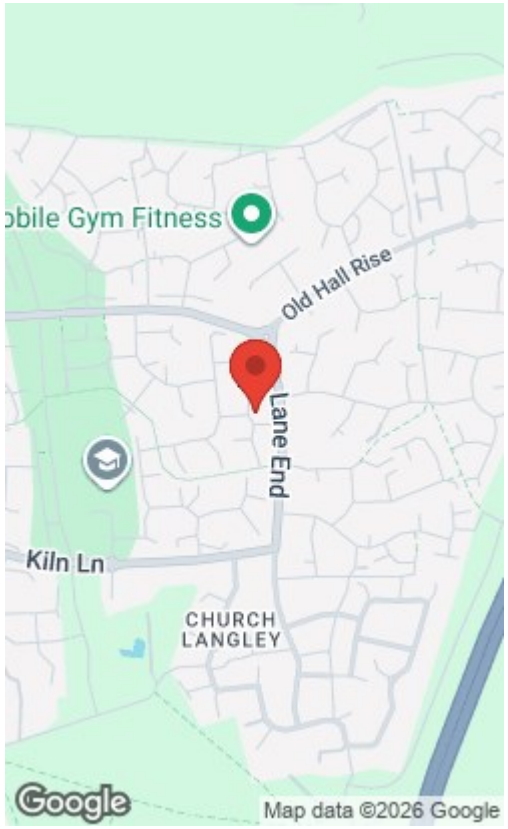




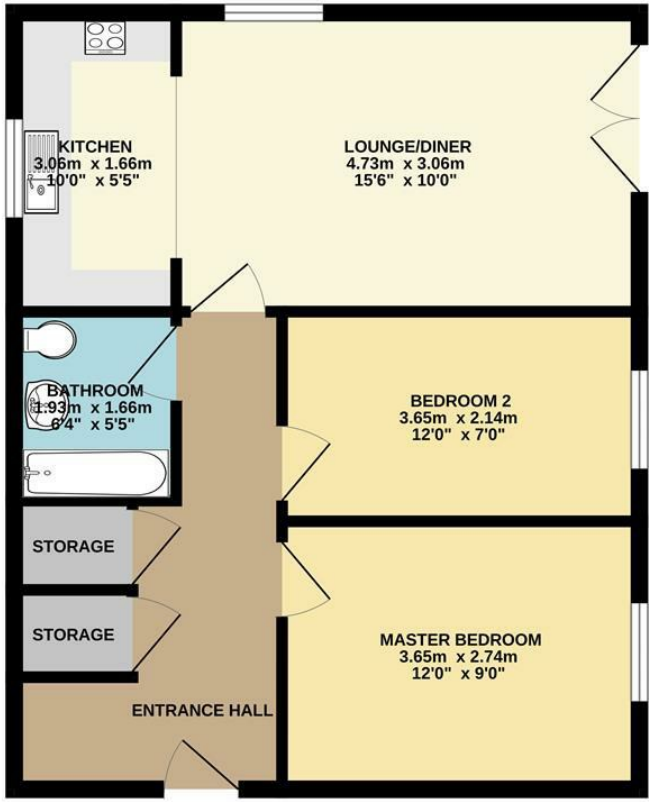








SECOND FLOOR
50.7 sq.m. (546 sq.ft.) approx.



TOTAL FLOOR AREA : 50.7 sq.m. (546 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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