



Victoria Gate | Church Langley | Harlow | CM17 9TA

Asking Price £245,000



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AN IMMACULATE TWO DOUBLE BEDROOM SECOND FLOOR FLAT located in the sought after Church Langley location. The property comprises of a large lounge with Juliet balcony, modern fitted kitchen boasting integrated appliances, two generously sized bedrooms and a luxury fitted family bathroom suite. This property is finished to a very high standard throughout and viewings are highly recommended.

- Two Double Bedrooms
- Second Floor Flat
- Allocated Parking
- Immaculate Throughout
- Council Tax Band: C
- EPC Rating: B

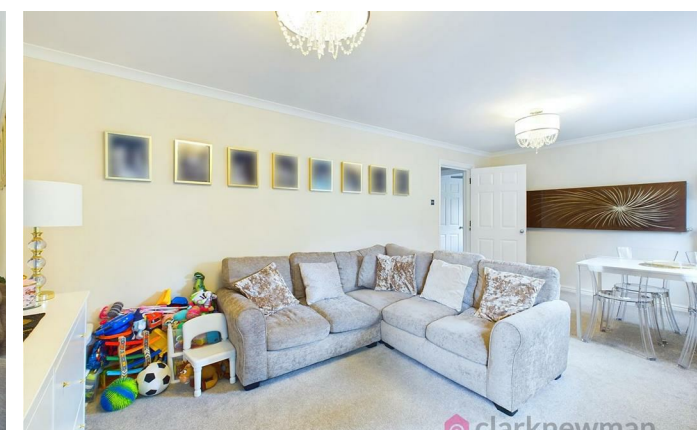
#### Front

Communal car park with allocated parking to rear and visitor parking (in carports/huts). Secure entry intercom to front of block.

#### Entrance Hall

13'00" x 5'03" (3.96m x 1.60m)

External door to communal landing. Internal doors to kitchen, living room, bathroom and bedrooms. Two built-in storage cupboards. Vertical radiator with mirror to front.





### Living Room

19'00" x 10'04" (5.79m x 3.15m)

UPVC double glazed window and double doors to Juliette balcony. Large feature radiator to wall. Internal door to hallway.

### Kitchen

10'00" x 8'02" (3.05m x 2.49m)

Two UPVC double glazed windows. Modern fitted high gloss kitchen with quartz worktops and 1.5 inset sink with hot water tap. Integral appliances including fridge freezer, Neff electric oven, Neff combination microwave grill, Neff plate warmer, Neff gas hob with cooker hood above. TV point to wall. Internal door to hallway.

### Bedroom One

9'00" x 13'07" (2.74m x 4.14m)

UPVC double glazed window, radiator to wall. A range of built-in fitted wardrobes. TV point to wall. Internal door to hallway.

### Bedroom Two

9'00" x 8'00" (2.74m x 2.44m)

UPVC double glazed window, radiator to wall. Internal door to hallway.

### Bathroom

6'00" x 5'06" (1.83m x 1.68m)

Fully tiled bathroom suite with white P-shaped bath, glass screen and shower above, white WC and vanity sink. Chrome heated towel rail to wall. Built-in airing cupboard. Internal door to hallway.

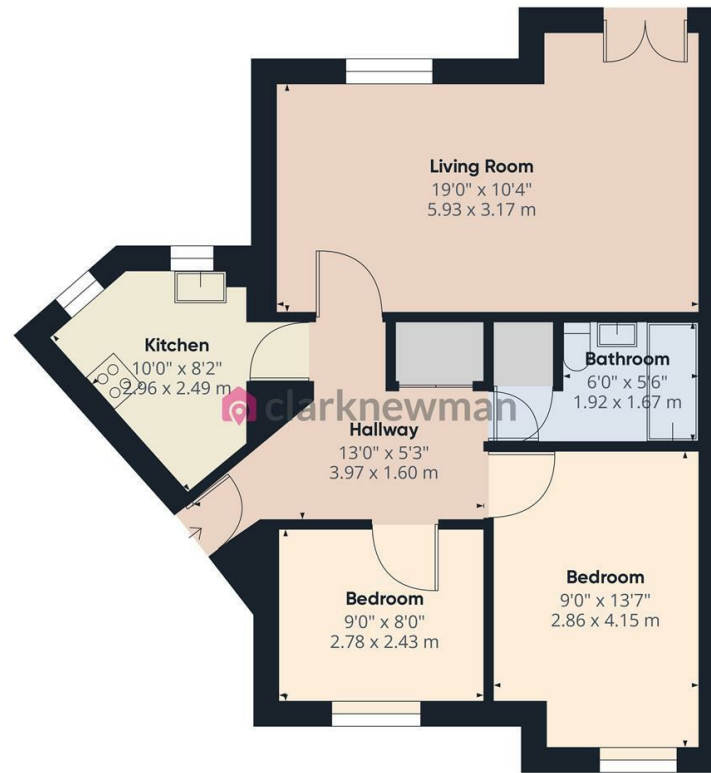
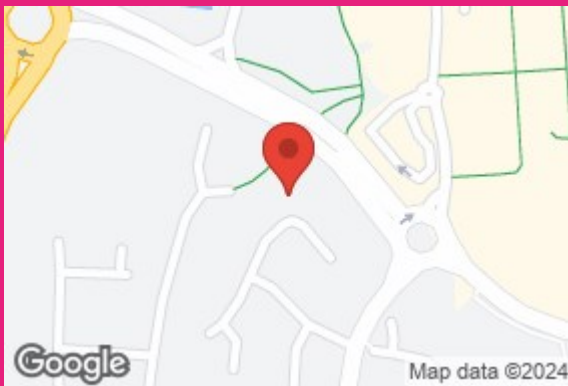
### Lease Information

The below figures have been provided to us by the vendors:  
Service Charges: £1,380 per annum (approx. £345 per quarter)  
Ground Rent: £200 per annum  
Lease: 96 years remaining

### Local Area

Victoria Gate is situated in the popular Church Langley development and is located within close proximity to Tesco Superstore (0.1 miles), Potters Arms restaurant and Church Langley Primary School (0.3 miles). Further benefits include good transport links and a short drive to M11 junctions 7 & 7a.





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Approximate total area<sup>1)</sup>  
633.78 ft<sup>2</sup>  
58.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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