



Kingfisher Way | Gilden Park | Harlow | CM17 0GR

Asking Price £220,000



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AN IMMACULATE ONE BEDROOM FIRST FLOOR FLAT located within the popular Gilden Park development. The property comprises of a secure entrance hall, an open plan lounge kitchen diner with a range of integral appliances, double bedroom featuring large fitted wardrobes and a family bathroom suite. Other benefits include allocated parking, secure entry intercom and gas heating via central gas and property is only 5 years old, still well within the initial 10-year NHBC warranty. Virtual tour available.

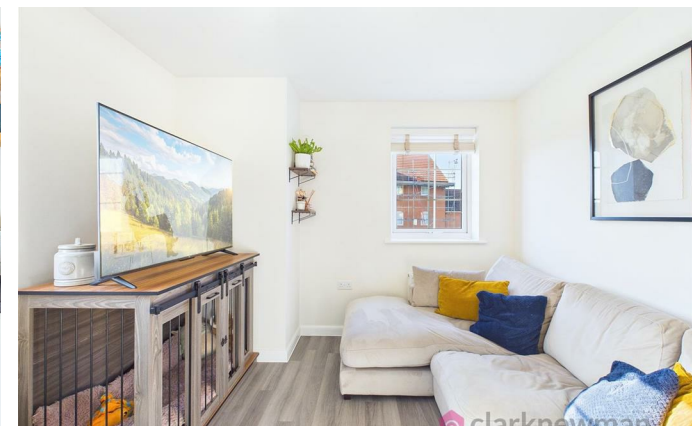
#### Front

Allocated parking to rear with ample visitors bays to front. Picturesque green with play area adjacent to property as well as local shop.

#### Entrance Hall

10'03 x 3'08 (3.12m x 1.12m )

Spacious entrance hall with useful storage cupboard, radiator to wall and internal doors to kitchen/lounge, bedroom and bathroom.





### Open Plan Living

23'06 x 8'10 (7.16m x 2.69m)

A bright and airy space with three UPVC double glazed windows providing ample natural light and direct outlook onto the area's green space.

A modern fitted kitchen with a range of wall and base units featuring integrated oven, hob and extractor fan above, fridge freezer and dishwasher. The vendors have incorporated some furniture to create a breakfast bar and this could very easily be made a permanent addition to the Kitchen space.

Open plan living to lounge with radiator to wall.

### Bedroom

11'01 x 9'00 (3.38m x 2.74m)

Large double bedroom with floor to ceiling fitted wardrobes, radiator to wall and UPVC double glazed window.

### Bathroom

6'09 x 6'01 (2.06m x 1.85m)

Luxury fitted family bathroom suite offering bath with shower, white toilet and vanity sink. Extractor fan, shavers socket and chrome heated towel rail to wall.

### Local Area

Kingfisher Way is situated in the popular new development of Gilden Park, on the outskirts of Harlow and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction. Within Gilden Park there is a primary school, sports/community hall and commercial units all under construction. There is now a bus route with links to Harlow Town Centre.

### Lease Information

The below figures have been provided to us by the vendors:

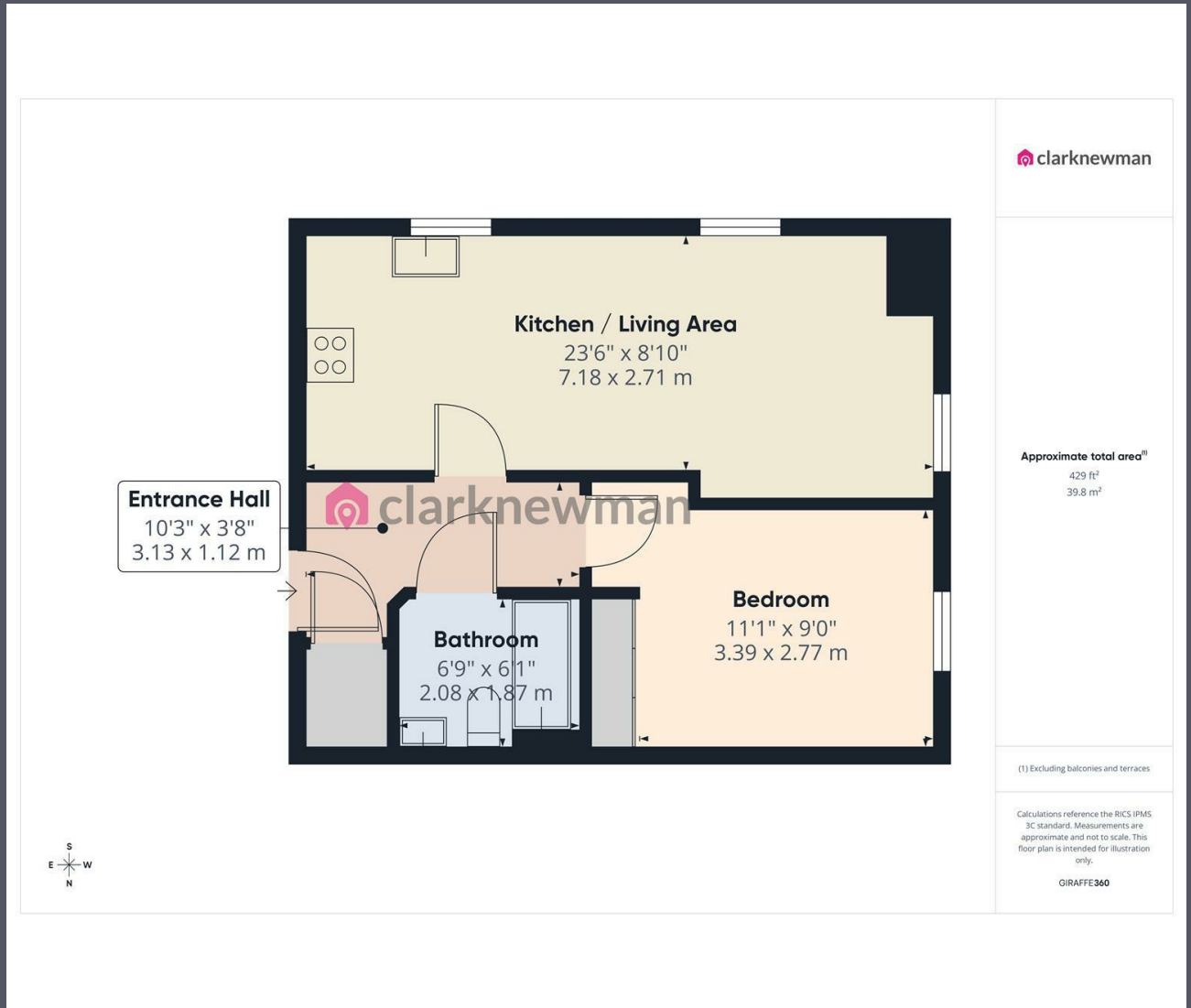
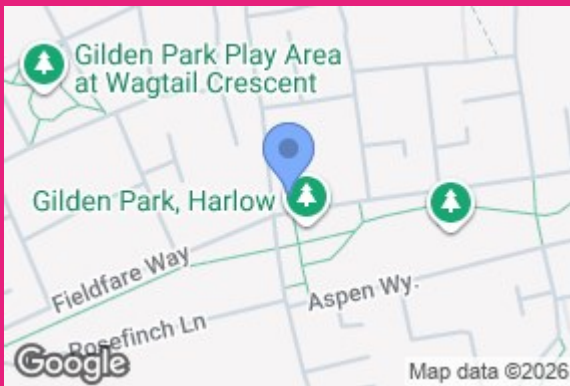
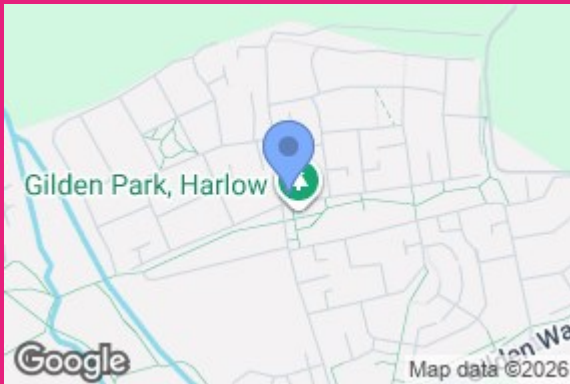
Service Charges: £1,600 per annum (Approx. £133.33 per month)

Ground Rent: £175 per annum

Lease: 994 years remaining

### HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		

Energy Efficiency Rating Legend:  
 A (92-100) Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (54-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not energy efficient - higher running costs

Environmental Impact (CO<sub>2</sub>) Rating Legend:  
 A (02 plus) Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (01-01)  
 C (00-00)  
 D (00-00)  
 E (00-00)  
 F (00-00)  
 G (00-00) Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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