

Kingfisher Way, Harlow

2 Bedroom Flat/Apartment

Intercounty







A well-presented two-bedroom ground floor apartment in the ever-popular Gilden Park development. Gilden Park provides easy access to the M11 motorway and walking distance of Old Harlow high street and station.

The accommodation comprises an entrance hallway, an open plan lounge/kitchen with a range of integrated appliances, two bedrooms and a family bathroom.

The property also benefits from a balcony/patio with views over the park.

Outside are two allocated parking spaces.

Council Tax Band C. EPC Rating B.

Guide Price
£270,000 - £280,000

There are 118 years remaining on the lease.
The annual service charge is £2,323 and there is no ground rent.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the country's largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.














To the moon
and back


To the moon
and back







Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

intercounty_

IntercountyEA

Listed by



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Agent's Note / Lease Information

Lease Length – Approx. 118 Years Remaining
Service & Maintenance Charge – Approx. £2322.59 pa
Ground Rent - Approx. £0 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

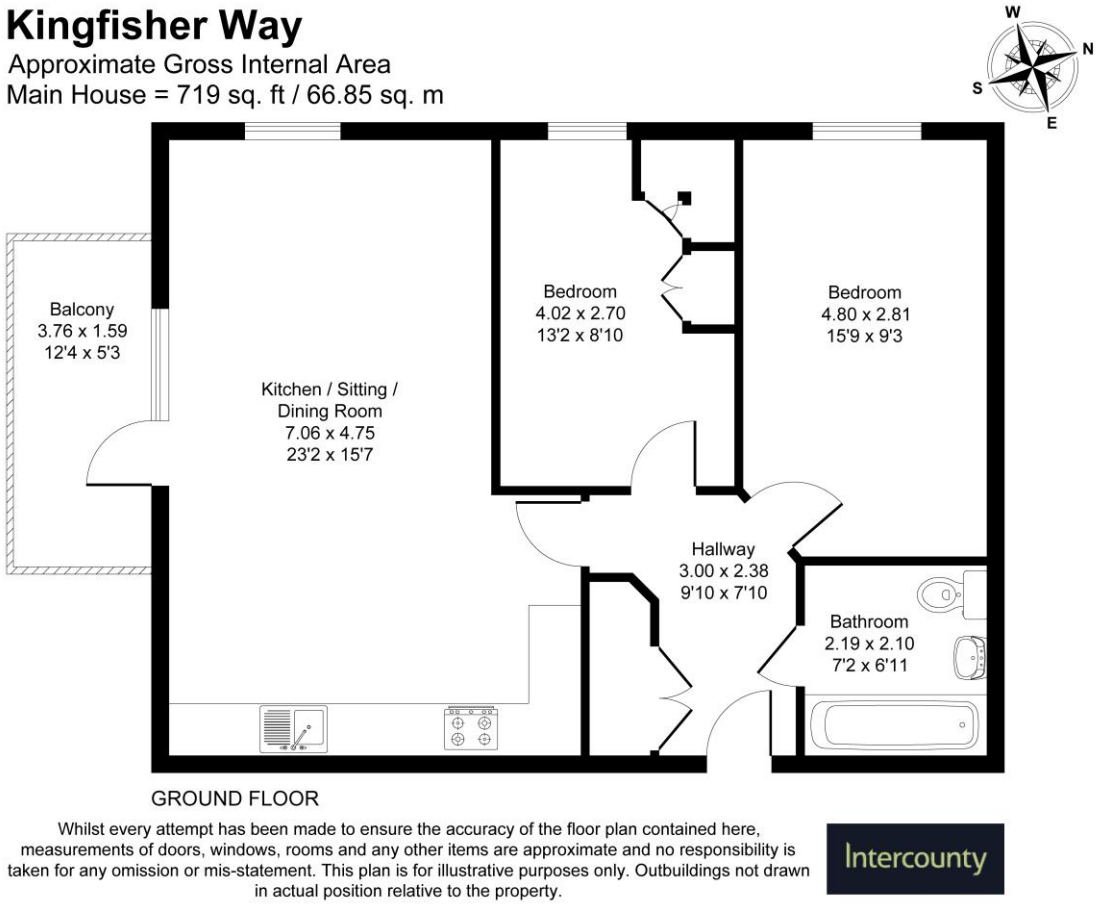
The Property Ombudsman

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Kingfisher Way

Approximate Gross Internal Area
Main House = 719 sq. ft / 66.85 sq. m



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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Property Details

Two-Bedroom Apartment

Balcony/Patio Area

Spacious Open Plan Lounge/Kitchen

Two Parking Spaces

Views over the Park

Potential Rental Income £1450 - £1500 PCM

Council Tax Band C

EPC Rating B

Tenure - Leasehold

40 Kingfisher Way, Harlow,
Essex, CM17 0GR

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.