



Kingfisher Way, Harlow

£234,995



**MILLERS**  
ESTATE AGENTS

**\* GROUND FLOOR APARTMENT \* STUNNING CONDITION \* VIEWS OF PARKLAND \* ONE DOUBLE BEDROOM \* CAR PORT PARKING \* ALMOST NEW \* MODERN DEVELOPMENT \***

An immaculate one-bedroom, ground floor apartment in stunning condition. Offering open plan living accommodation, double bedroom with dressing area, a beautifully finished fully fitted kitchen and a covered carport. This is an outstanding property in stunning condition and situated in a prime location, being opposite the local park and playground.

This spacious ground floor accommodation is accessible via a secure entry system which allows access to a stylish communal entrance area. The front door allows access to the inner hallway which leads into the main open-plan kitchen and living space. The living area has feature wooden effect flooring, doors opening to the terrace balcony and opens onto the fully fitted modern kitchen. The modern kitchen comprising a range of high gloss units, integrated appliances including an oven, hob, extractor hood, washing machine, fridge freezer and dishwasher. The double bedroom has a range of built in wardrobes and a generous dressing area. The bathroom is fitted with a three-piece suite, finished with white sanitary ware. Externally the property has one allocated space in a covered carport and sits opposite the Gilston Park playground.

Gilden Park is a collection of stylish modern homes creating an easterly extension to Old Harlow. Situated in the Stort Valley in West Essex, and on the Hertfordshire border. Old Harlow offers a wide range of amenities including a variety of shops, local bars and restaurants and cafes. There are local school, and ample parkland and countryside. Transport links are provided at Harlow Mill train station (approx. 2 miles) with direct rail routes to London Liverpool St, Stanstead Airport, and Cambridge. The M11 is less than 1 miles away at junction 7A. Harlow Town Centre with all its amenities is just 3.5 miles away.





**GROUND FLOOR**

**Entrance Hall**

**Living Room kitchen**

21'11" x 13'0" (6.68m x 3.96m)

**Terrace Balcony**

11'6" x 4'4" (3.51m x 1.32m)

**Bedroom One**

14'4" x 10'2" (4.37m x 3.11m)

**Bathroom**

7'3" x 6'7" (2.21m x 2.01m)

**Car Port**

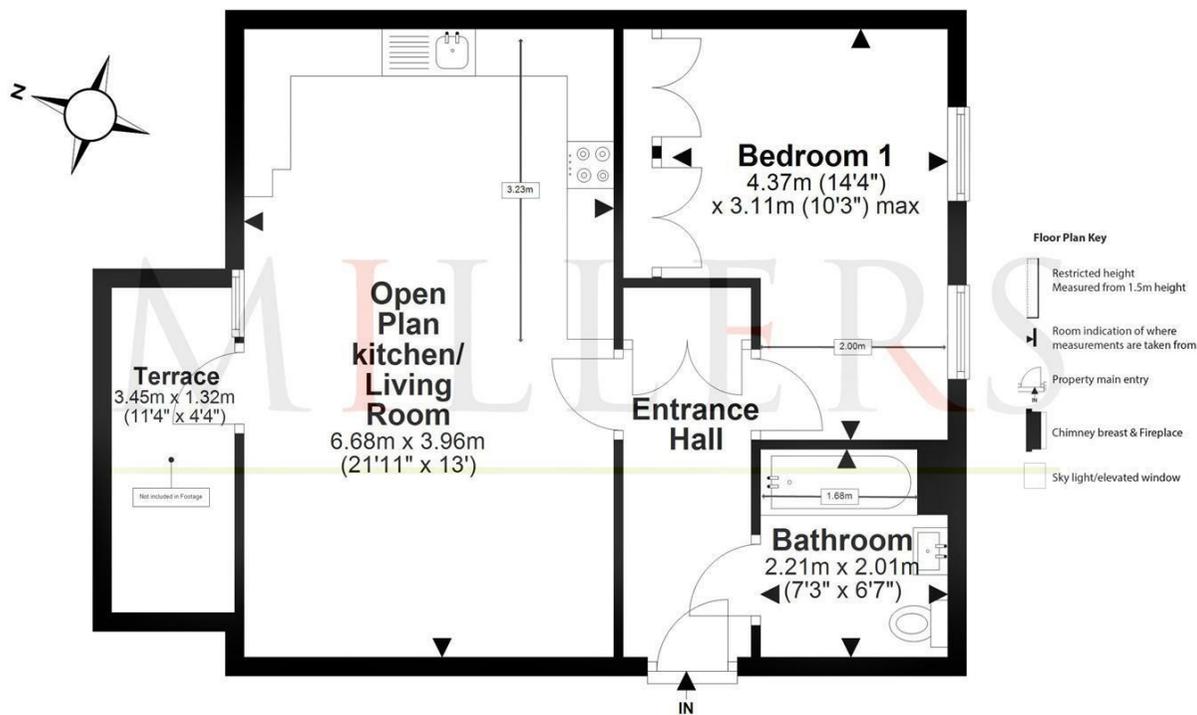
18'4" 8'9" (5.59m 2.67m)

**EXTERNAL AREA**



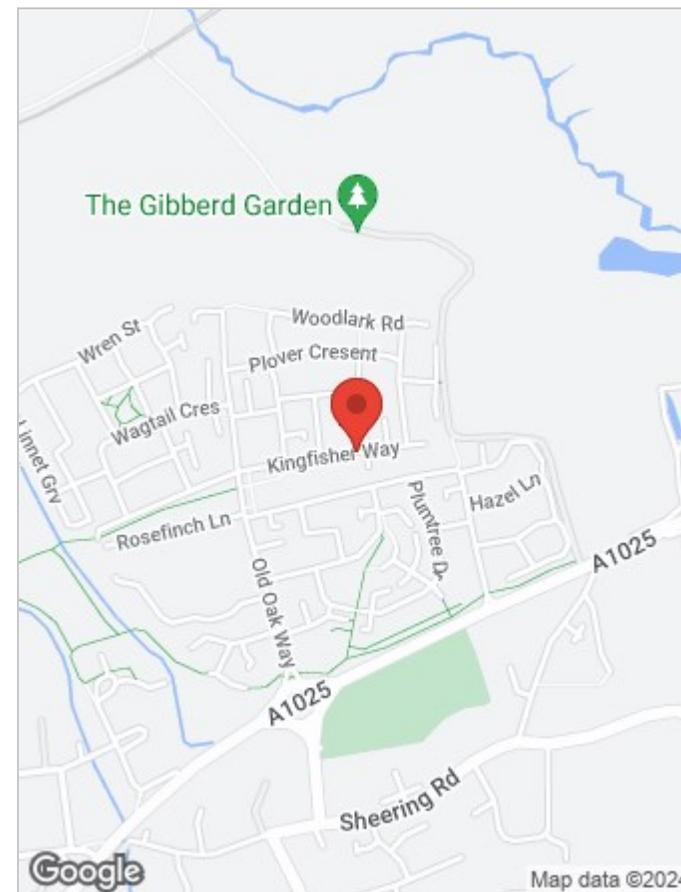
## Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



Total area: approx. 50.3 sq. metres (541.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.