



Harlow's only family run
independent estate agent



The Fortunes, Harlow, CM18 6PQ

**£215,000
Leasehold**

“...Two Double Bedroom First Floor Flat Close to Shops...”

Two Double Bedroom • Top Floor • Spacious Lounge • Fitted Kitchen • Communal Courtyard • Shops Near By • Easy Access to M11 • EPC D • Council Tax B

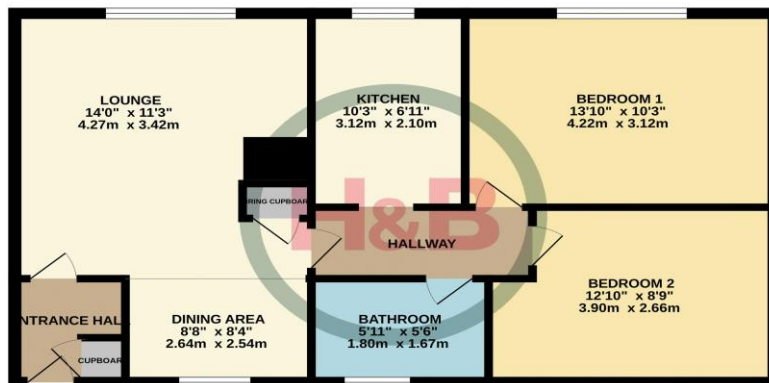


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

The Fortunes Harlow, CM18 6PQ

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA - 656 sq.ft. (61.0 sq.m.) approx.
Made with Metropix 02024

THE PROPERTY

“...To Double Bedroom First Floor Flat Close to Shops...”

Ideal first time buy or investment property. Located close to Bush Fair Shopping Centre and with easy access to the M11 is the very spacious two-bedroom flat. The accommodation comprises of dual aspect lounge/diner, fitted kitchen, bathroom and two large bedrooms. There is a communal courtyard and a shed. Double glazed and gas centrally heated.

Accommodation

Entrance Hall

Lounge Area
14' 0" x 11' 3"
(4.26m x 3.43m)

Dining Area
8' 8" x 8' 4"
(2.64m x 2.54m)

Kitchen
10' 3" x 6' 11"
(3.12m x 2.11m)

Bedroom 1
13' 10" x 10' 3"
(4.21m x 3.12m)

Bedroom 2
12' 10" x 8' 9"
(3.91m x 2.66m)

Bathroom
5' 11" x 5' 6" (1.80m
x 1.68m)

Lease Details

Ground Rent
£10 Per year

Service Charge
£47.74 Per year

Lease Length
Approx 92

Outside

**Communal
Courtyard**

Energy performance certificate (EPC)

31- The Fortunes HARLOW CM18 6PQ	Energy rating D	Valid until: 23 May 2028 Certificate number: 0142-2844-7859-9926-4081
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Property type	Top-floor flat
Total floor area	61 square metres

Rules on letting this property

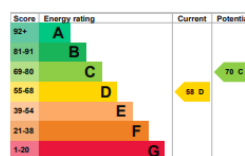
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60