



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



## 94 Aynsley Gardens, Harlow, CM17 9PD

Guide price **£195,000**

Guide Price £195,000-£205,000.

Fortune and Coates are pleased to present this delightful two bedroom ground floor flat with office/study situated in Aynsley Gardens which is in the heart of Church Langley, Harlow and close to local supermarkets, amenities, as well as being close to the M11. The property is well maintained and comprises entrance hallway with storage, open plan lounge/kitchen with range of wall and base units, double bedroom, office/small bedroom and family bathroom. Outside there are communal gardens and an allocated parking space. Early viewing is recommended.

lease remaining: 967 years.

service charge: £146 per month.

ground rent: £50 per year.

Living Room/Kitchen 14'7" x 17'5" narrowing to 12'2" (I shaped) (4.47 x 5.33 narrowing to 3.71 (I shaped))

Bedroom 13'1" x 8'9" (4.01 x 2.69)

Office/study 8'2" x 4'11" (2.49 x 1.52)

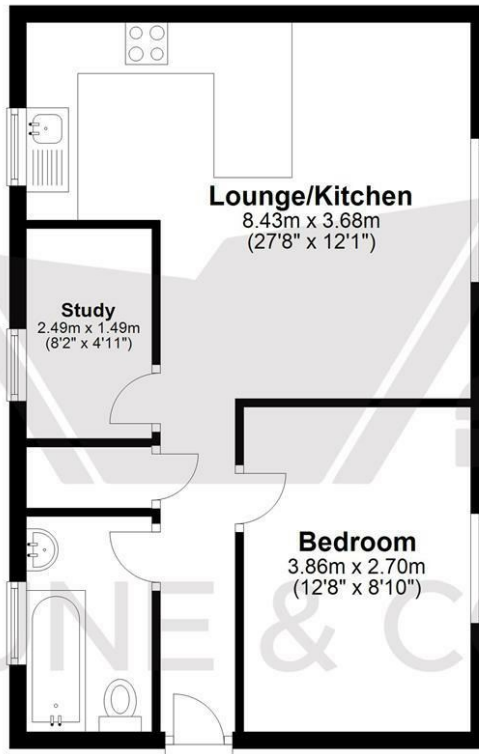
### Bathroom

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate

## Floor Plan

### Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 44.4 sq. metres (478.4 sq. feet)

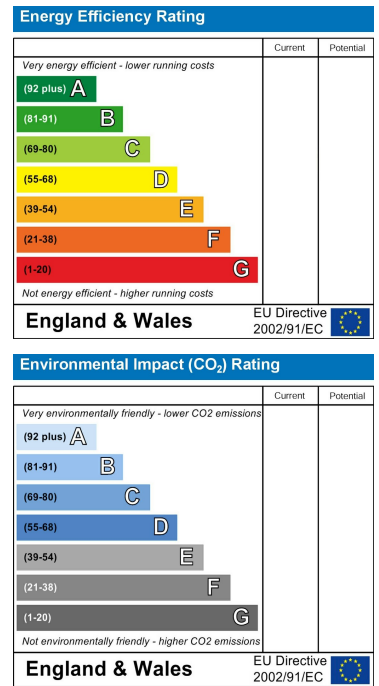
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## Area Map



## Energy Efficiency Graph



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.