



FORTUNE & COATES

The People's Estate Agent

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7 North Square, Harlow, CM17 9TW

Guide price **£325,000**

Guide price £325,000- £350,000

Fortune and Coates are excited to present this highly sought after two/three bedroom, second floor apartment located in the popular area of Newhall, Harlow. The property benefits a spacious open plan living room/kitchen benefiting integrated appliances, ample space for a dining table and lots of natural light, Master bedroom with "top of the range" En suite and a further double bedroom. The third bedroom is currently being used as a home office/study but would also be perfect as a nursery. The family bathroom is modern with an overhead shower and heated towel rail. Other benefits in the property is pre-installed fiber optics with connection up to 1Gbps, structured cabling in all rooms, safety windows (automatic child locks) dual zone heating control, Potterton combi boiler, Amtico flooring and water pressure sensors and pumps. Externally, the property benefits two allocated parking spaces and bike store.

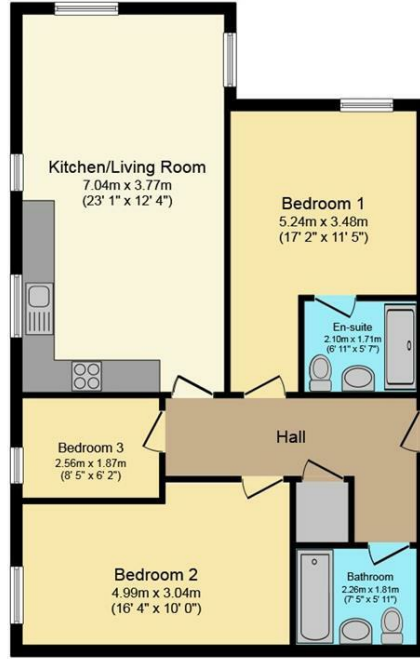
Lounge/Kitchen 23'1" x 12'4" (7.04 x 3.77)

Master Bedroom 17'2" x 11'5" (5.24 x 3.48)

Bedroom Two 16'4" x 9'11" (4.99 x 3.04)

Bedroom Three 8'4" x 6'1" (2.56 x 1.87)

Floor Plan



Floor Plan

Floor area 79.9 sq.m. (860 sq.ft.) approx

Total floor area 79.9 sq.m. (860 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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