



**FORTUNE & COATES**

The People's Estate Agent

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



## 13 Crossbill Way

Newhall, Harlow, CM17 9GP

**Guide price £260,000**

Guide Price £260,000- £280,000.

Fortune and Coates are pleased to offer for sale in the popular highly sought after development of Newhall and newly built in 2016 is this well presented two double bedroom first floor apartment in Crossbill Way. Entering via the large hallway you are presented with a spacious, modern fitted kitchen/lounge with range of wall and base units, some integrated appliances and featuring a Juliet balcony. The master bedroom offering its own en-suite shower room, second double bedroom and family bathroom. The property benefits from gas central heating, double glazed windows, video phone entry system and an allocated parking space. This home is just a short walk from all of your local amenities including local coffee shops, and supermarkets. You also sit in a great catchment area for Newhall Primary School and within easy reach of the new M11 7a junction.

### Viewing

Please contact us on 01279 797376 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom First Floor Apartment
- Newhall Location
- Well Maintained Throughout
- En-Suite Shower Room To Master Bedroom
- One Allocated Parking Space
- Viewing Advised



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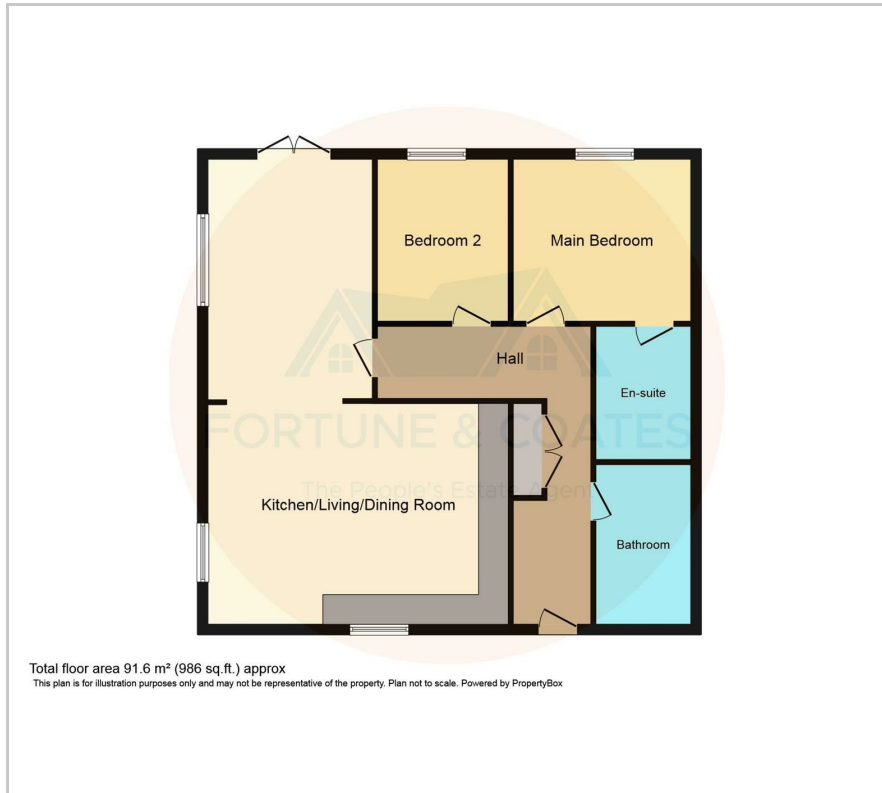


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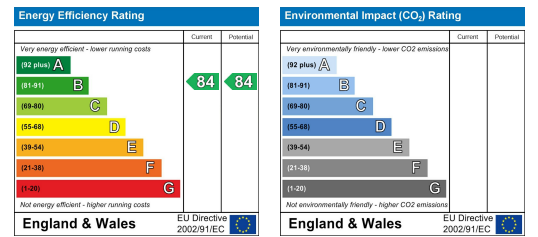
## Floor Plan



## Area Map



## Energy Efficiency Graph



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