



**FORTUNE & COATES**

The People's Estate Agent

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



**111 Aspen Way, Harlow, CM17 0FJ**

**Guide price £232,500**

75% Shared Ownership

Fortune and Coates are pleased to offer to the market this two bedroom detached coach house located in the new development of Gilden park, Harlow, which is close to local shops, schools, Old Harlow shopping precinct, Harlow Mill train station with direct links to London, Cambridge and Stansted Airport and within easy reach of the new M11 7a junction. The property is well presented throughout and comprises entrance hallway with stairs leading up to the open plan lounge/dining room/Kitchen with range of wall and base units and lots of natural light and Juliet balcony, two well proportioned bedrooms and family bathroom. Outside, there is a covered car port for one vehicle. This would make a great first time buy and would recommend an early viewing.

Lounge/Kitchen/Diner 18'6" x 12'11" (5.66 x 3.95)

Bedroom 14'6" x 11'3" (4.44 x 3.43)

Bedroom 14'6" x 8'4" (4.44 x 2.56)

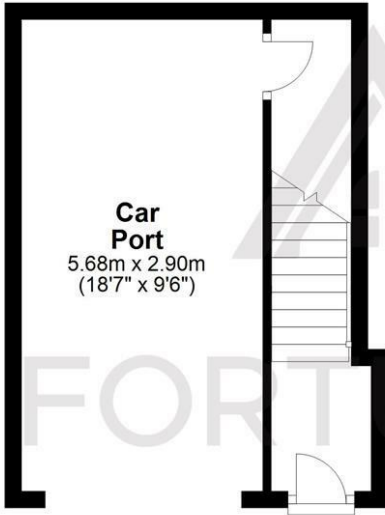
Carport 18'7" x 9'6" (5.68 x 2.9)

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

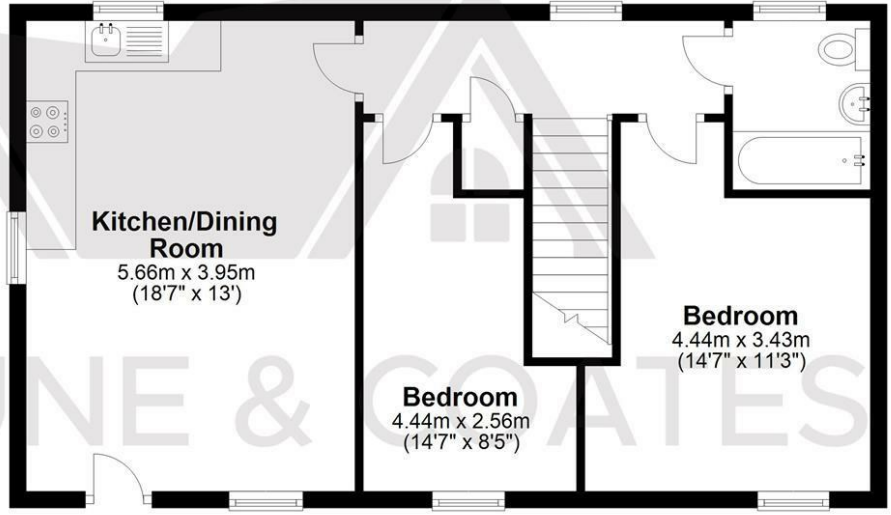
## Ground Floor

Approx. 22.9 sq. metres (246.1 sq. feet)



## First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 80.3 sq. metres (864.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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