



FORTUNE & COATES

The People's Estate Agent



16 Lark Lane, Harlow, CM17 0GU

Asking price **£225,000**

Fortune and Coates are delighted to offer for sale this one bedroom top floor apartment situated in popular new development of Gilden Park, Harlow which is just a short walk away from Churchgate Street and Old Harlow which are home to local shops, pubs, junior and senior schools and within easy reach of The new M11 junction and Harlow Mill train station. The property is well maintained throughout and comprises entrance hall with ample storage, spacious open plan living/dining and kitchen with range of wall and base units and some integrated appliances, double bedroom and family bathroom. Outside, you have the benefit of having an allocated parking space and a secure bike shed.

The property is leasehold with 121 years remaining on the lease. The annual service charge is £1808 and ground rent is £175 per annum.

Living/Dining/Kitchen 21'9" x 10'2" (max) (6.65 x 3.12 (max))

Bedroom 10'0" x 9'10" (3.05 x 3.02)

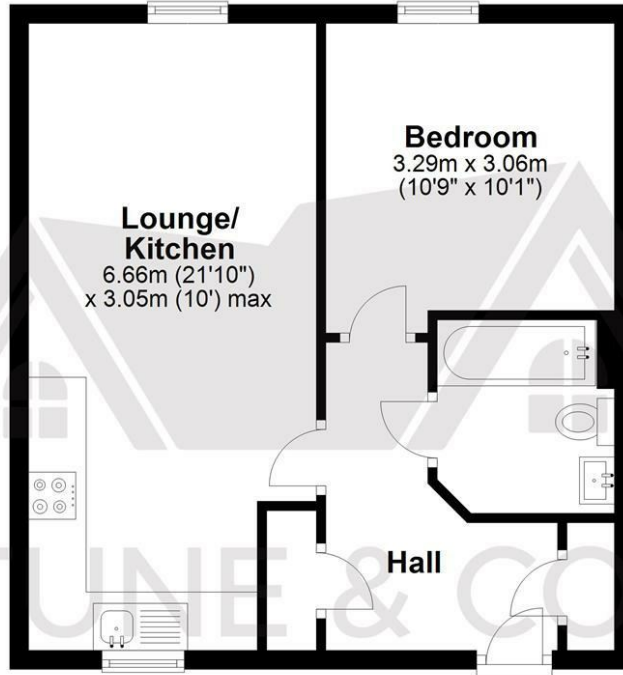
Bathroom

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

Apartment

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 41.4 sq. metres (445.3 sq. feet)

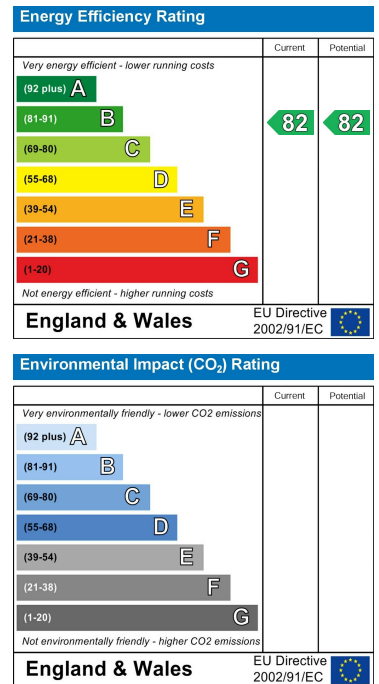
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.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

Property marketing provided by www.fotomarketing.co.uk

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.