



**FORTUNE & COATES**

The People's Estate Agent

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



## 6 Tanys Dell, Harlow, CM20 2LJ

Offers in excess of £200,000

Fortune and Coates are delighted to offer to the market this two double bedroom top floor flat situated in the popular and convenient location of Tanys Dell, Harlow which is close to local junior and senior schools, shops, amenities and within easy reach of Harlow town centre with supermarkets, leisure facilities and Harlow Town train station with direct links to London, Cambridge and Stansted Airport. The home is immaculately presented throughout and comprises a bright and airy lounge complete with spacious balcony, modern kitchen/diner with range of wall and base units and ample space for a dining table, two double bedrooms both featuring built in wardrobes, airing cupboard and stylish family bathroom and outside benefits a handy storage cupboard. This property is being offered with no onward chain and would make a great first time buy or investment property.

Lounge 13'9" x 12'3" (4.21 x 3.75)

Kitchen/Diner 12'9" x 9'5" (3.89 x 2.89)

Balcony 8'5" x 7'8" (2.59 x 2.34)

Bedroom 13'9" x 10'5" (4.21 x 3.18)

Bedroom 10'5" x 10'3" (3.18 x 3.14)

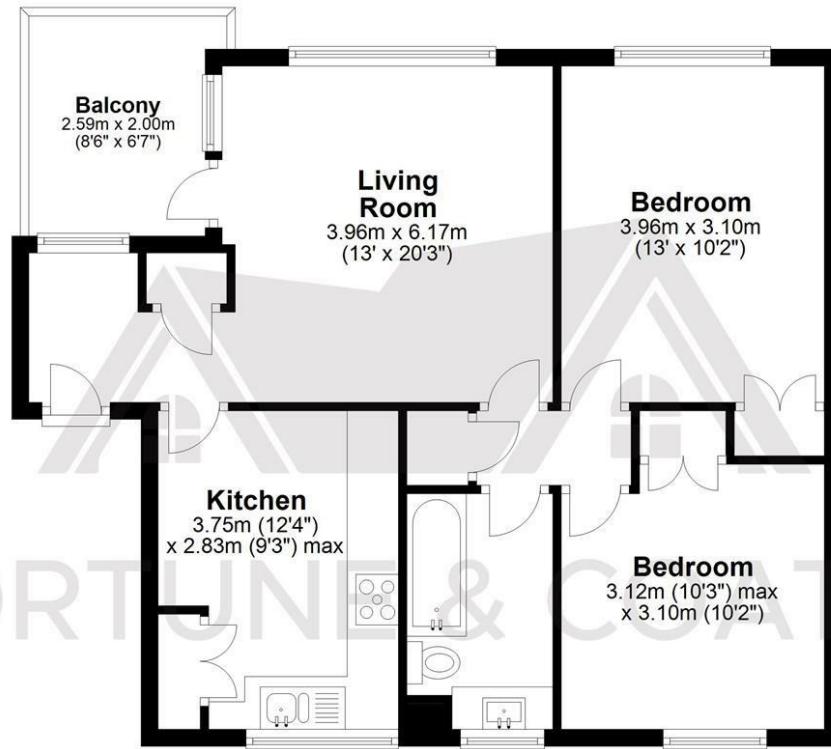
**Bathroom**

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. 62.4 sq. metres (671.2 sq. feet)

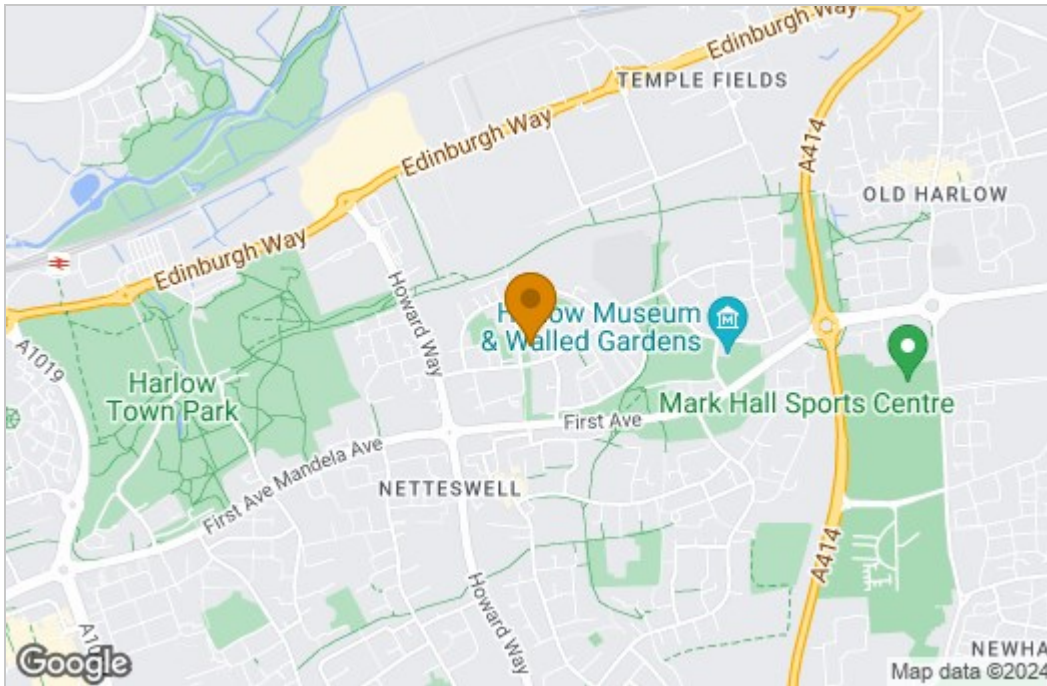


Total area: approx. 62.4 sq. metres (671.2 sq. feet)

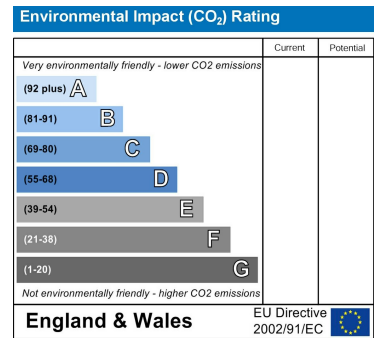
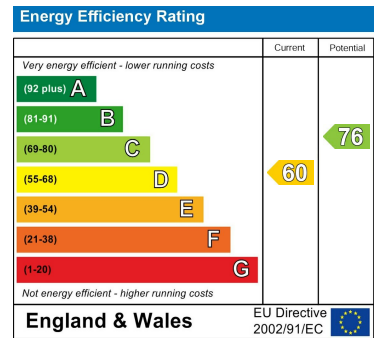
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## Area Map



## Energy Efficiency Graph



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