



**FORTUNE & COATES**

The People's Estate Agent

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**16 Goldcrest Way, Harlow, CM17 9GQ**

**£275,000**

Fortune and Coates are pleased to present this two bedroom ground floor flat located in the popular Goldcrest Way, Harlow which is close to shops, schools, amenities, Princess Alexandra Hospital, Harlow Town and Harlow Mill train stations with direct links to London, Cambridge and Stansted Airport as well as being on the doorstep to the new M11 7a junction. The property has an entry phone system and comprises entrance hallway, a good size lounge with doors opening onto your own private balcony, kitchen with modern wall and base units and some integrated appliances, two double bedrooms and a modern fitted bathroom. Outside, there are two double allocated parking spaces. This is a perfect first time buy or investment property and viewing is advised!

Lounge/Diner 15'3" x 10'2" max (4.65 x 3.12 max)

Kitchen 10'5" x 8'9" (3.2 x 2.68)

Bedroom 13'5" x 9'0" (4.11 x 2.75)

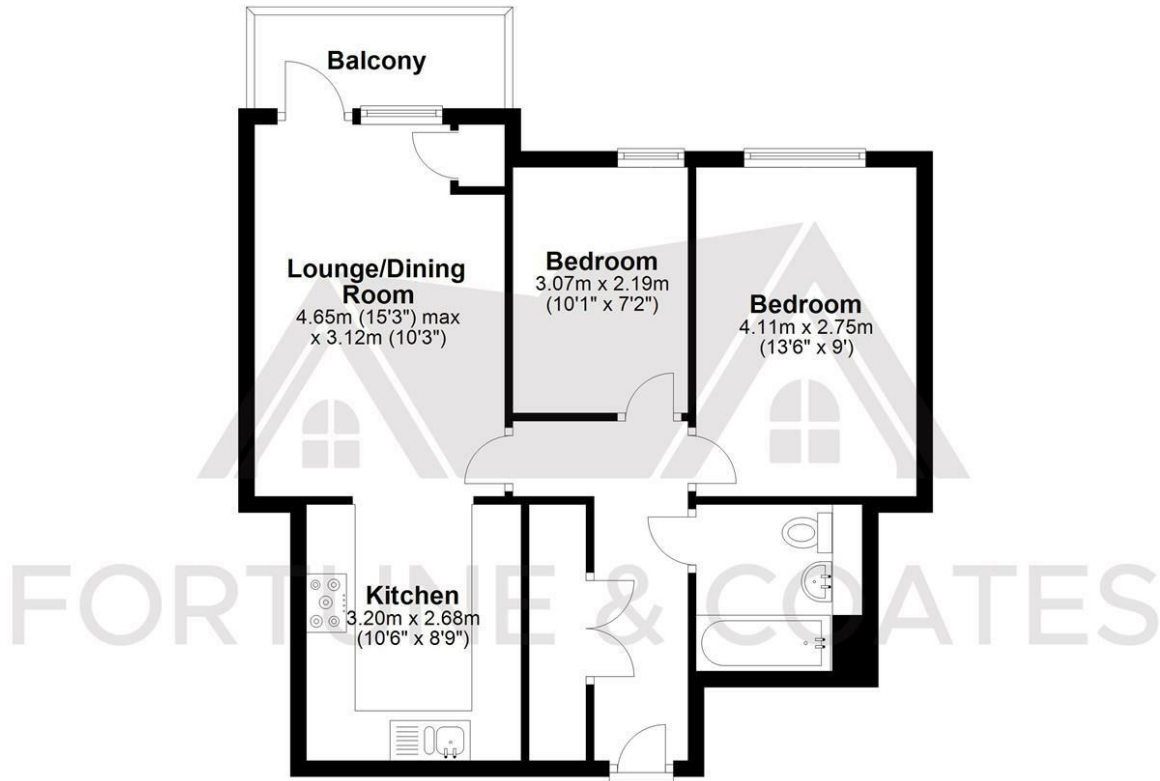
Bedroom 10'0" x 7'2" (3.07 x 2.19)

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## Floor Plan

### Apartment

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 sq. feet)

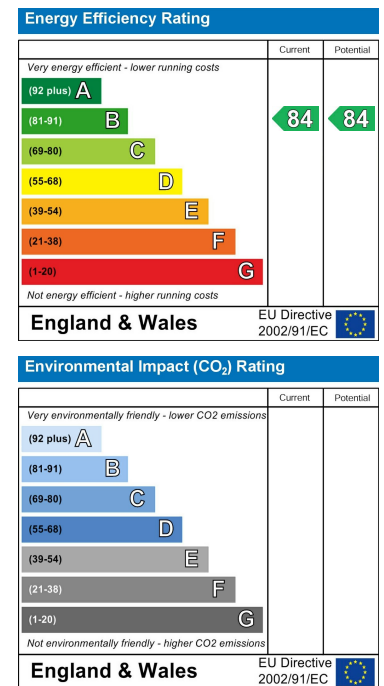
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## Area Map



## 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.