



**FORTUNE & COATES**

The People's Estate Agent

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



**22 Mercers, Harlow, CM19 5PN**

**Offers in excess of £165,000**

Fortune and Coates are excited to welcome to the market this lovely and unique one bedroom second floor flat situated in the popular and convenient location of Mercers, Harlow.

This home is situated on the second floor but unusually has no-one below and above and comprises an inviting entrance hallway with handy storage cupboard and access to the loft, spacious, bright and comfortable lounge/diner. Kitchen with a range of modern wall and base units, integrated oven and hob, plumbing for a washing machine and a recently fitted boiler.

The double bedroom has ample space for a wardrobe and the family bathroom boasts a corner bath. Outside, there is a communal garden ideal for enjoying outdoor space.

**Living Room 12'0" x 11'0" (3.66 x 3.37)**

**Kitchen 9'3" x 7'9" max (2.82 x 2.38 max)**

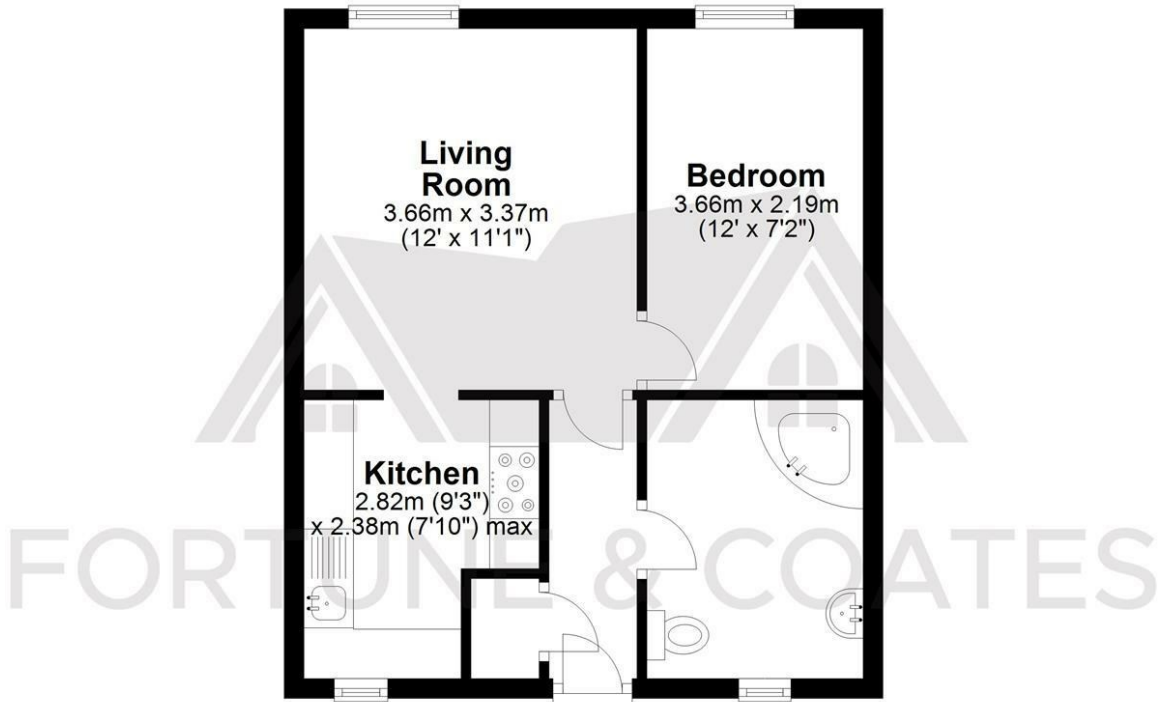
**Bedroom 12'0" x 7'2" (3.66 x 2.19)**

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Apartment

Approx. 37.2 sq. metres (400.1 sq. feet)

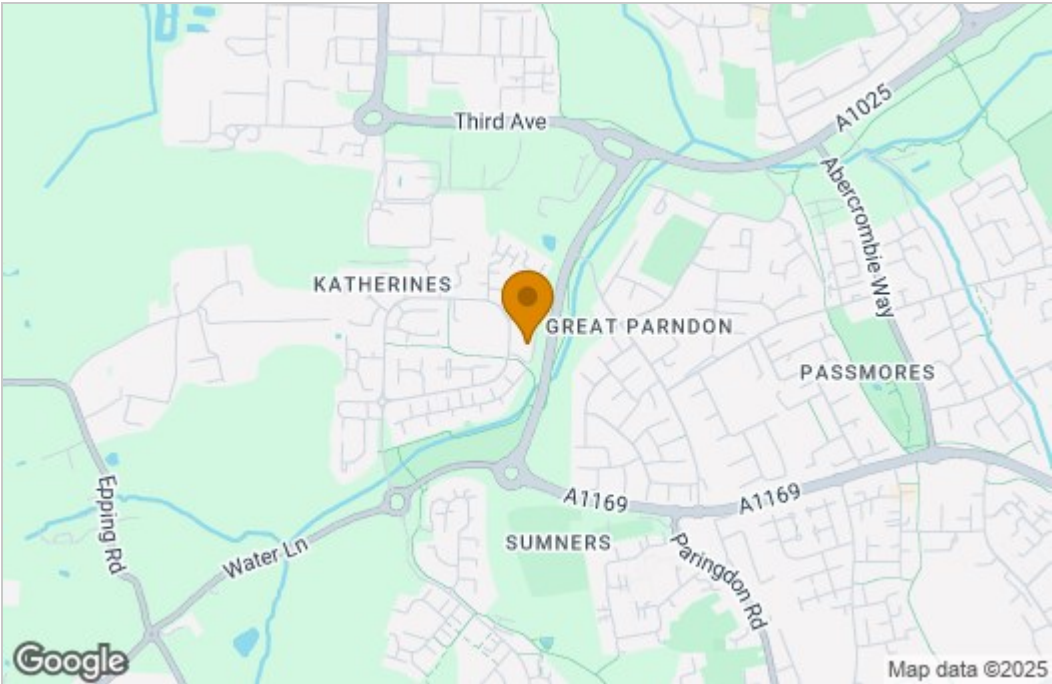


Total area: approx. 37.2 sq. metres (400.1 sq. feet)

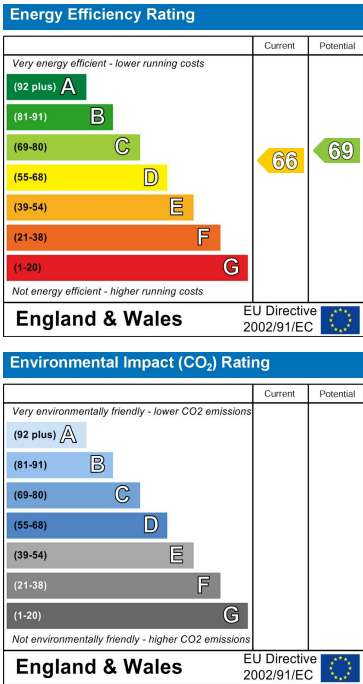
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Area Map



Energy Efficiency Graph



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