



**FORTUNE & COATES**

The People's Estate Agent

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**11 Adingtons, Halling Hill, Harlow, CM20 3JY**

**Guide price £210,000**

Guide Price: £210,000 - £220,000

Fortune and Coates are delighted to welcome to the market this rarely available two bedroom first floor flat situated in the popular and convenient location of Adingtons, Halling Hill, Harlow.

This home is well presented throughout and comprises front door that leads through to the spacious, bright and comfortable lounge/diner with access to the balcony that overlooks woodland. The generous kitchen offers a range of wall and base units with integrated oven and hob, plumbing for washing machine, plenty of cupboard space and convenient breakfast bar. Both bedrooms are generous doubles and have built in storage with access to the balcony from the primary bedroom. The family shower room has a walk in shower, low level W.C and vanity sink. Outside offers a storage shed in the communal area.

Living Room 14'9" x 11'5" (4.50 x 3.48)

Kitchen 12'4" x 10'0" (3.78 x 3.06)

Bedroom 10'7" x 11'3" (3.23 x 3.44)

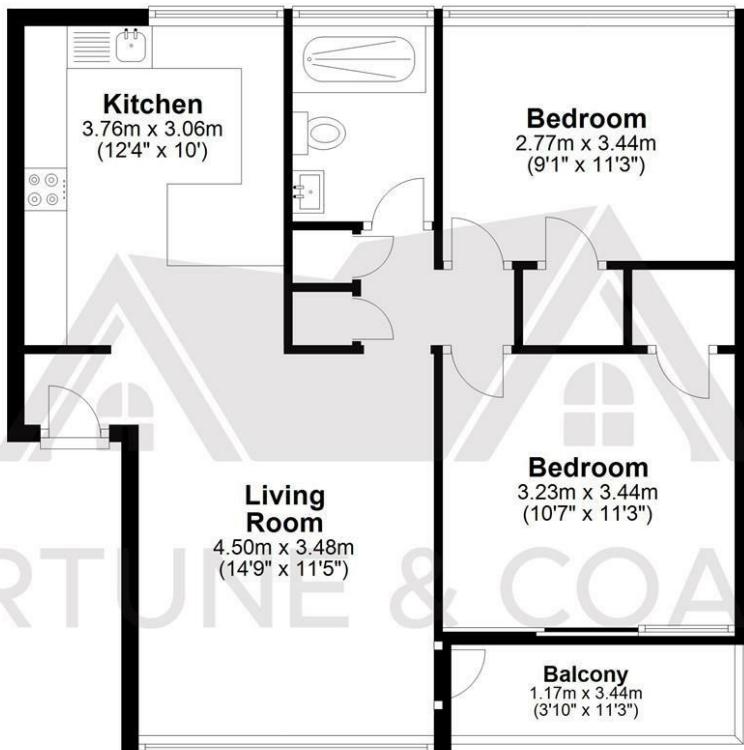
Bedroom 9'1" x 11'3" (2.77 x 3.44)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Floor Plan

### Apartment

Approx. 60.5 sq. metres (650.9 sq. feet)

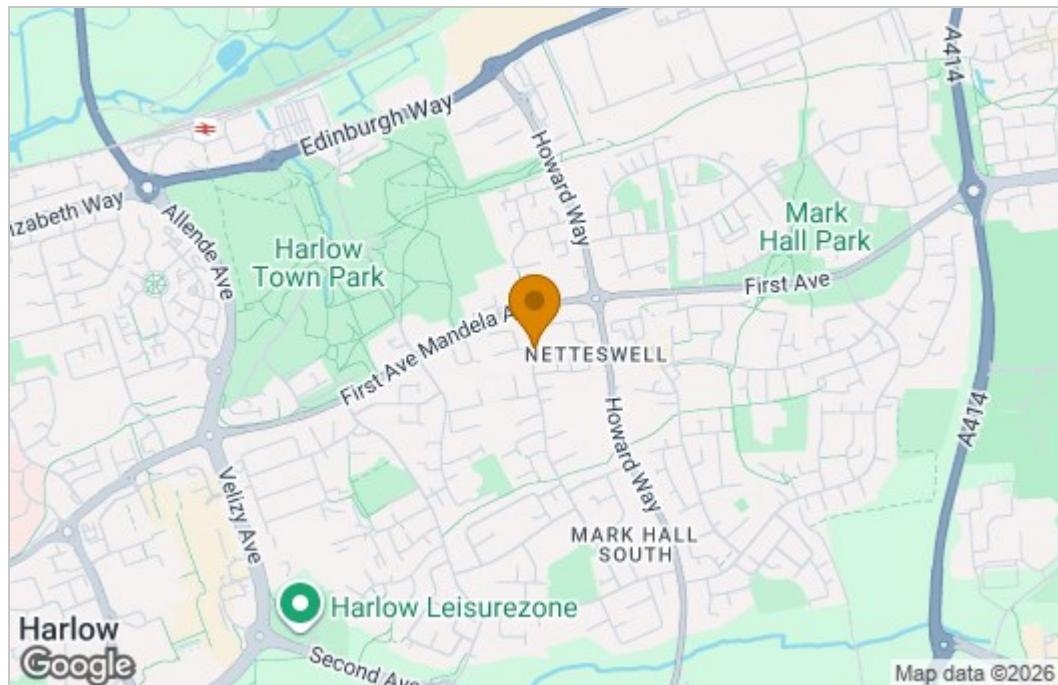


Total area: approx. 60.5 sq. metres (650.9 sq. feet)

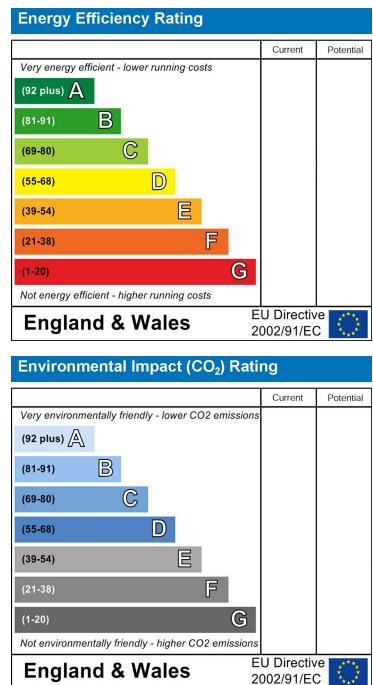
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## Area Map



## Energy Efficiency Graph



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