



**FORTUNE & COATES**

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**79 Barley Croft, Harlow, CM18 7RU**

**Asking price £185,000**

Guide Price £190,000-£210,000.

Fortune and Coates are pleased to present this one bedroom ground floor apartment situated in the popular area of Barley Croft, Harlow.

As you enter, you are greeted by an inviting hallway that provides ample storage space, ensuring convenience as you access the various rooms. The spacious living room is a highlight of the apartment, designed for both relaxation and entertaining. With a patio door that floods the space with natural light, it seamlessly connects to the rear garden, creating a bright and airy atmosphere.

The modern kitchen, which opens directly from the living room, features white granite worktops and is equipped with an integrated oven, hob, and fridge/freezer. The

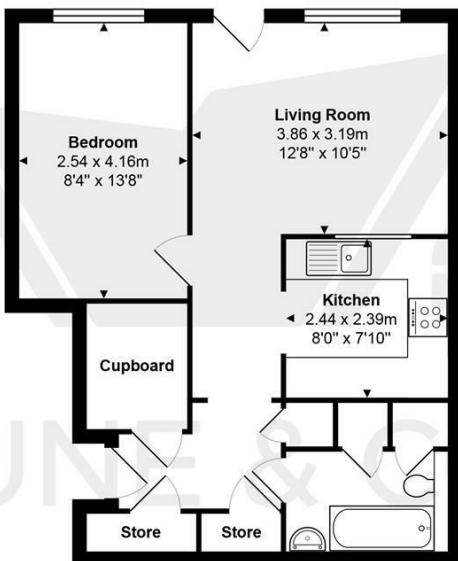
Living room 12'7" x 10'5" (3.86 x 3.19)

Kitchen 8'0" x 7'10" (2.44 x 2.39)

Bedroom 8'3" x 13'7" (2.54 x 4.16)

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

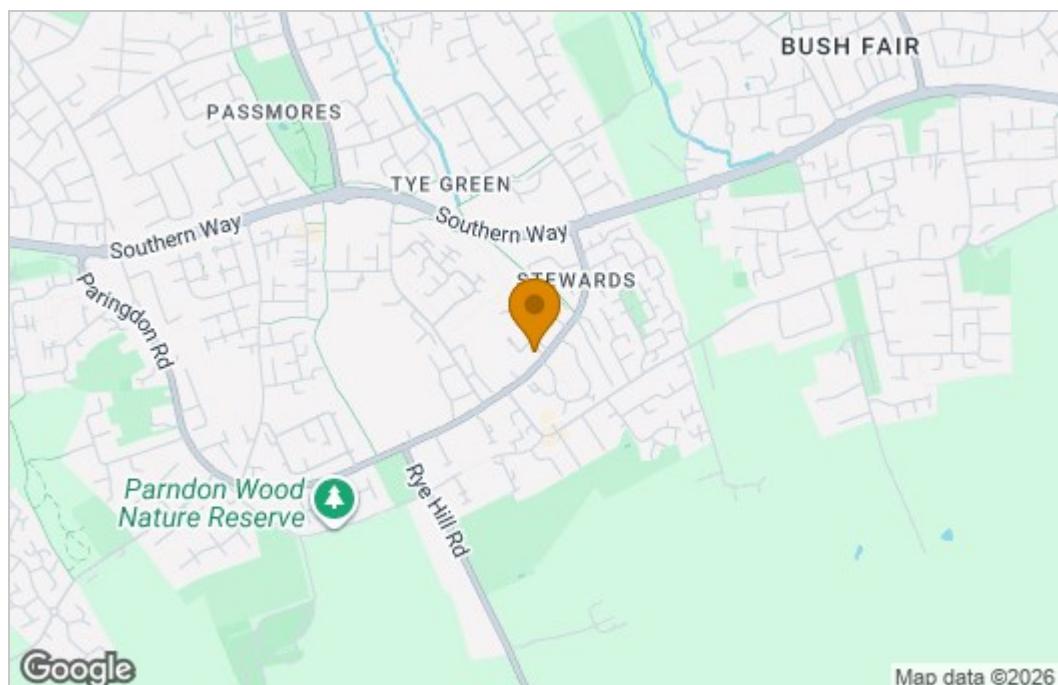


Total Area: approx. 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

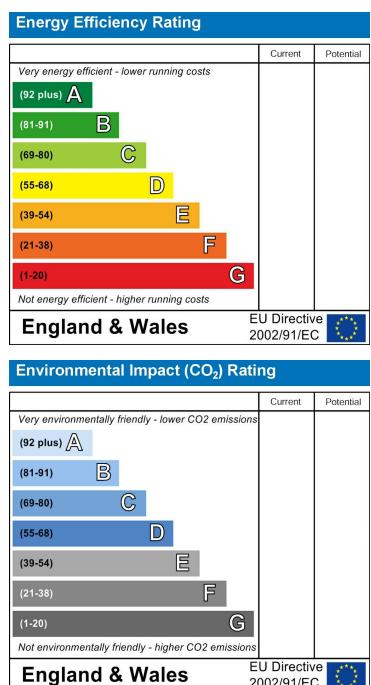
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
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## Area Map



## Energy Efficiency Graph



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