



FORTUNE & COATES

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45 Kingfisher Way, Harlow, CM17 0GR

Guide price £290,000

Guide Price: £290,000 - £300,000

Fortune and Coates are delighted to welcome to the market this lovely two bedroom apartment on the highly sought after Gilden Park development on the outskirts of Harlow, Essex.

As you enter, you are greeted by an inviting entrance hallway that provides access to all rooms, ensuring a seamless flow throughout the home.

The heart of this property is undoubtedly the spacious lounge/diner/kitchen area. This bright and airy open-plan space is filled with natural light, making it an ideal setting for entertaining family and friends.

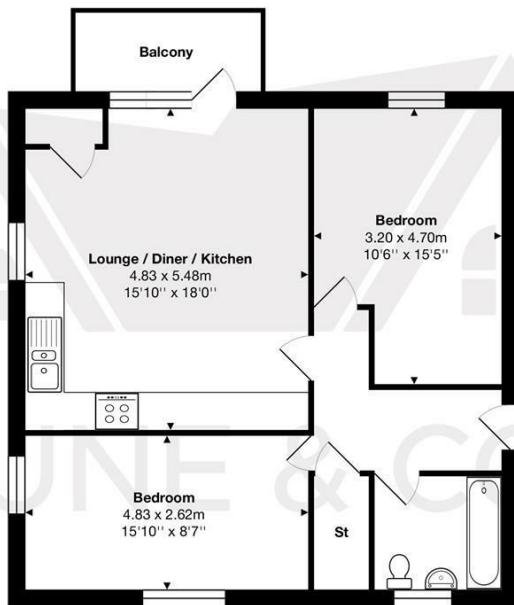
Lounge/diner/kitchen 15'10" x 17'11" (4.83 x 5.48)

Bedroom 15'10" x 8'7" (4.83 x 2.62)

Bedroom 10'5" x 15'5" (3.20 x 4.70)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may 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

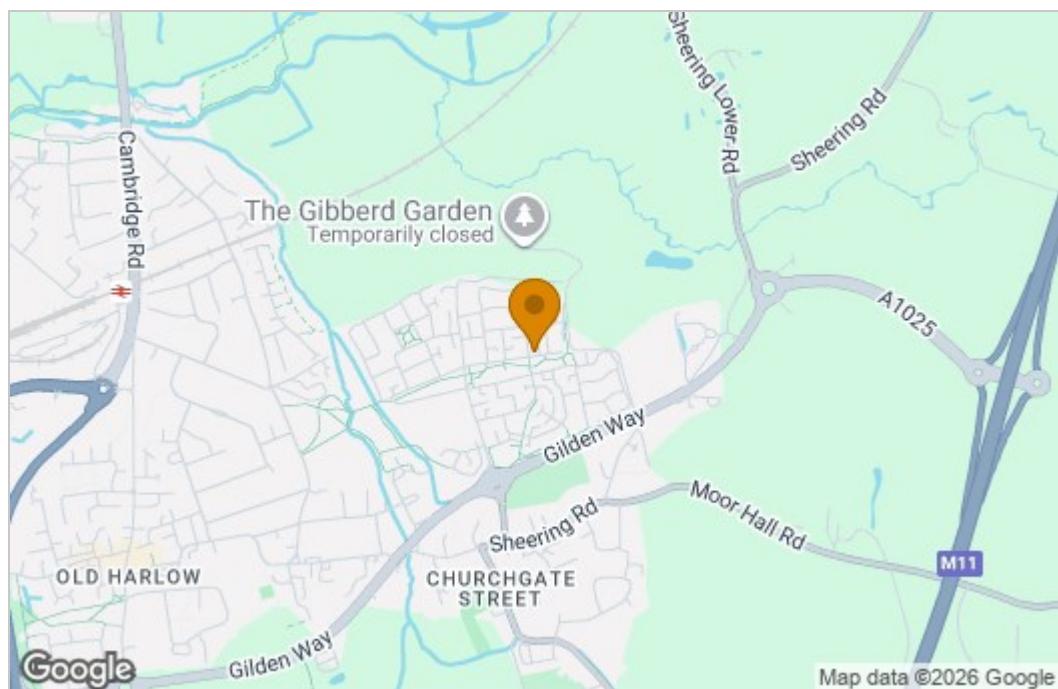


Total Area: approx. 66.7 m² ... 718 ft² (excluding balcony)

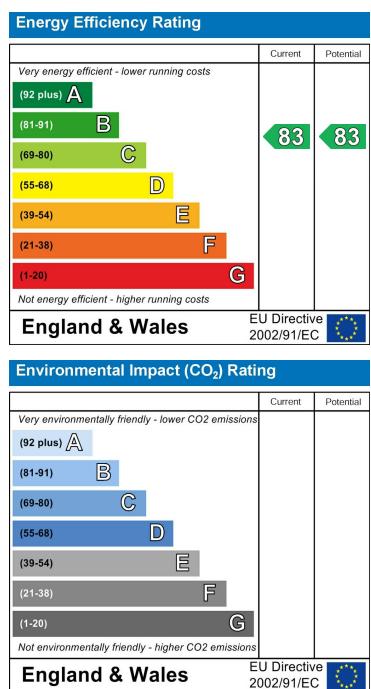
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

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.