



FORTUNE & COATES

The People's Estate Agent

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FORTUNE & COATES



44 Aynsley Gardens, Harlow, CM17 9PB

Offers over £220,000

Fortune & Coates are delighted to offer to the market this well-proportioned two double bedroom apartment situated in the popular Church Langley development.

Upon entering, you are welcomed into a central entrance hallway providing access to all rooms throughout the apartment.

The spacious living/dining room is a bright and versatile space with ample room for comfortable seating as well as a dining table, making it the perfect setting for relaxing, dining and entertaining family and friends.

Adjoining the living area is the fitted kitchen, comprising a range of wall and base units providing ample storage and worktop space, complemented by a white tiled

Living room 13'8" x 15'1" (4.18 x 4.62)

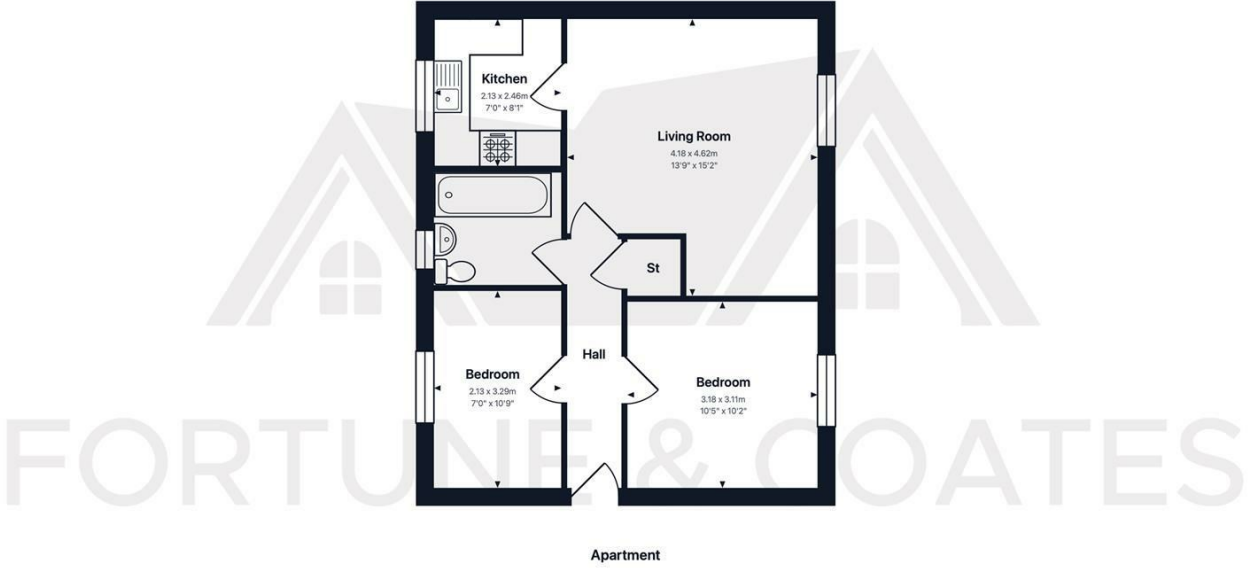
Kitchen 6'11" x 8'0" (2.13 x 2.46)

Bedroom 10'5" x 10'2" (3.18 x 3.11)

Bedroom 6'11" x 10'9" (2.13 x 3.29)

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 t h e p r o p e r t y h a s b e e n 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



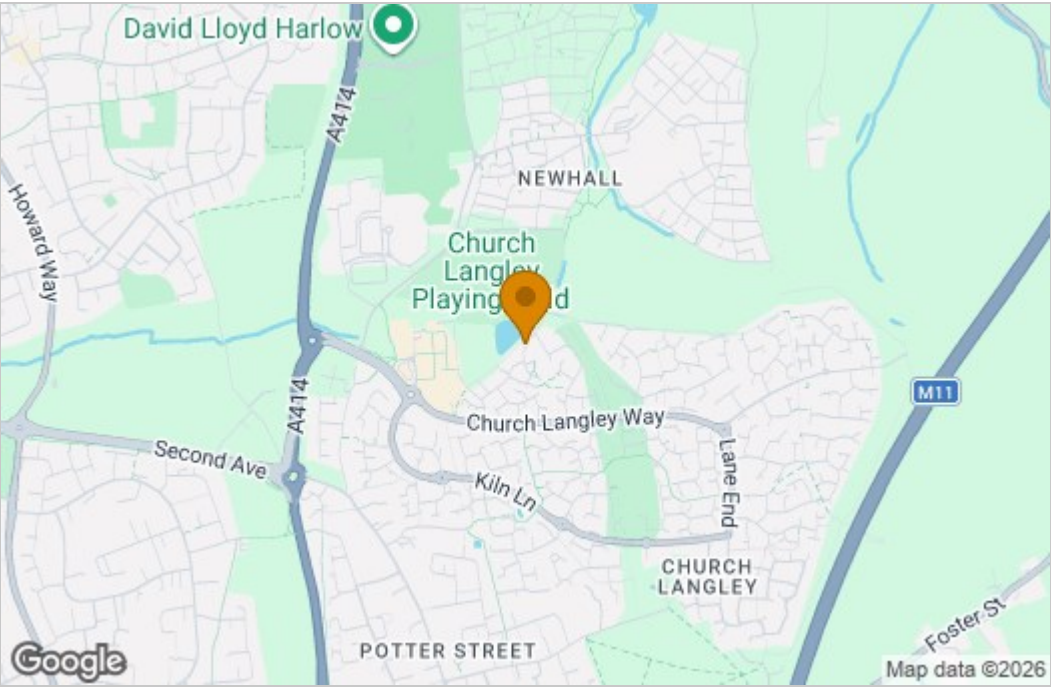
Apartment

Total Area: 48.0 m² ... 516 ft²

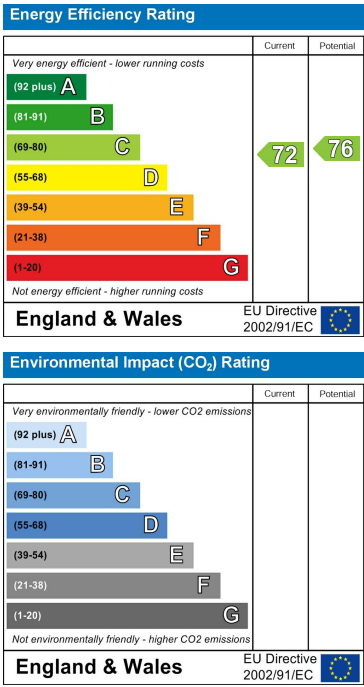
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.