



**FORTUNE & COATES**

The People's Estate Agent

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



## 15 Coulter House, Harlow, CM17 9UG

**Offers in excess of £325,000**

Fortune and Coates are delighted to welcome to the market this stunning two bedroom apartment situated in the sought after and popular location of Coulter House, Newhall, Harlow.

As you enter the property, you are greeted by an inviting entrance hallway that provides access to all rooms, along with a convenient storage cupboard.

The heart of the home is the spacious lounge/kitchen area, which is bathed in natural light thanks to its large windows. This bright and airy space is perfect for entertaining family and friends, with ample room for a dining table.

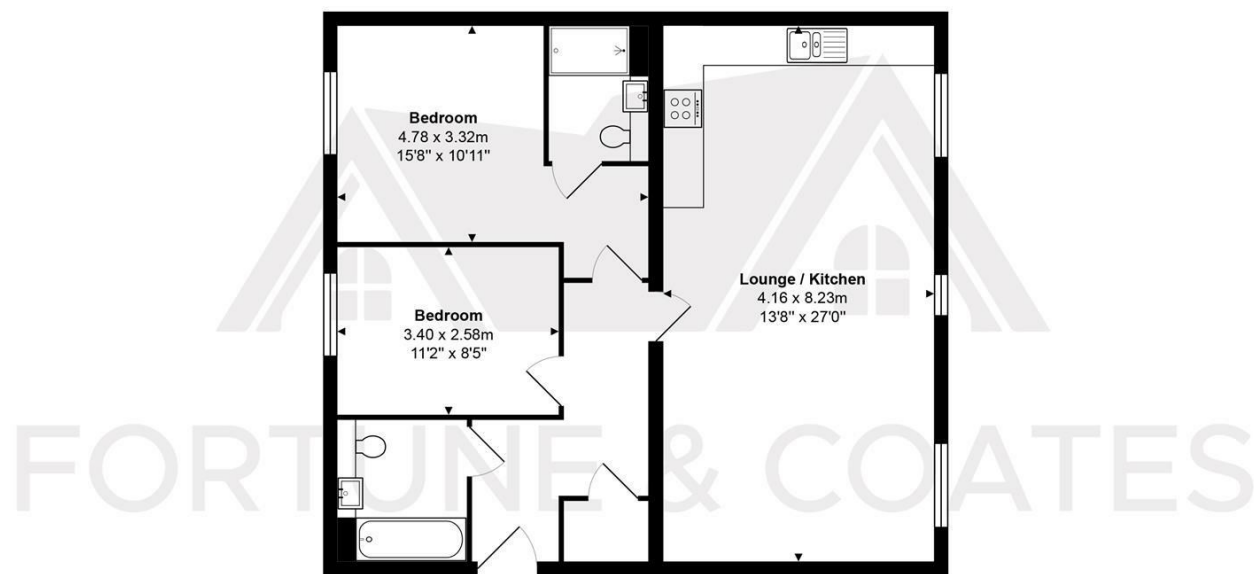
Lounge/kitchen 13'7" x 27'0" (4.16 x 8.23)

Bedroom 15'8" x 10'10" (4.78 x 3.32)

Bedroom 11'1" x 8'5" (3.40 x 2.58)

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

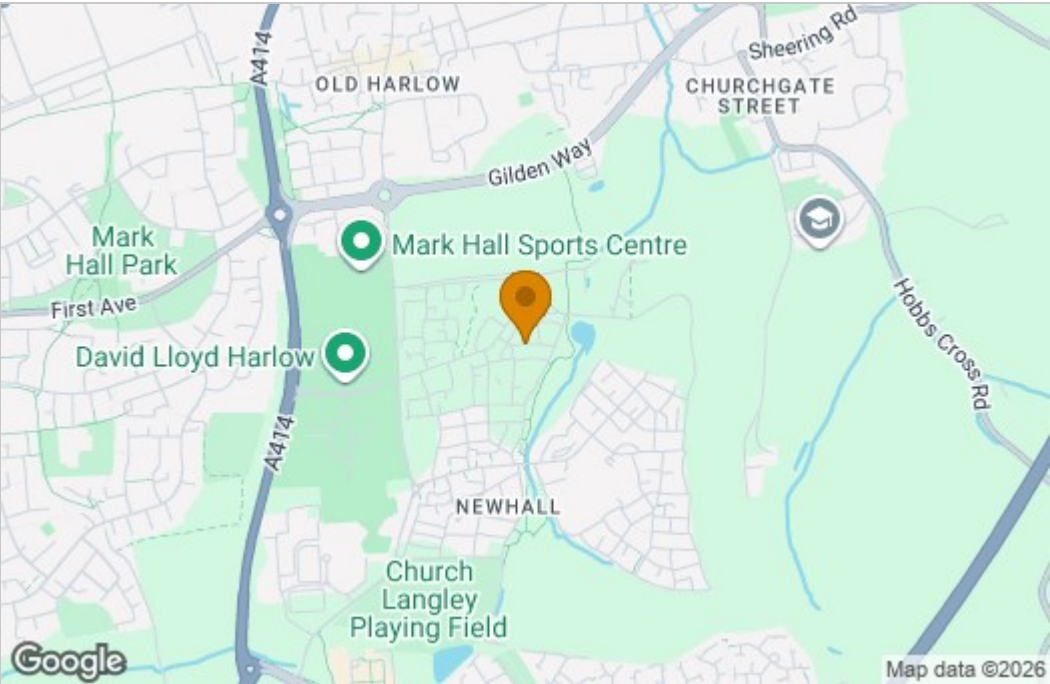


Total Area: approx. 75.5 m² ... 813 ft²

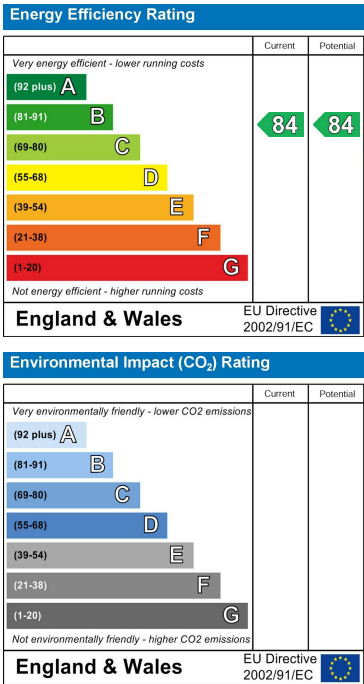
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://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.