



**FORTUNE & COATES**

The People's Estate Agent

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## 45 Kingfisher Way , Harlow, CM17 0GR

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.

**Guide price £290,000**

# 45 Kingfisher Way

, Harlow, CM17 0GR



- Two bedroom flat
- Presented to a high standard throughout
- Balcony
- Close to local amenities
- Spacious Lounge/diner/kitchen
- Early viewing advised

## Lounge/diner/kitchen

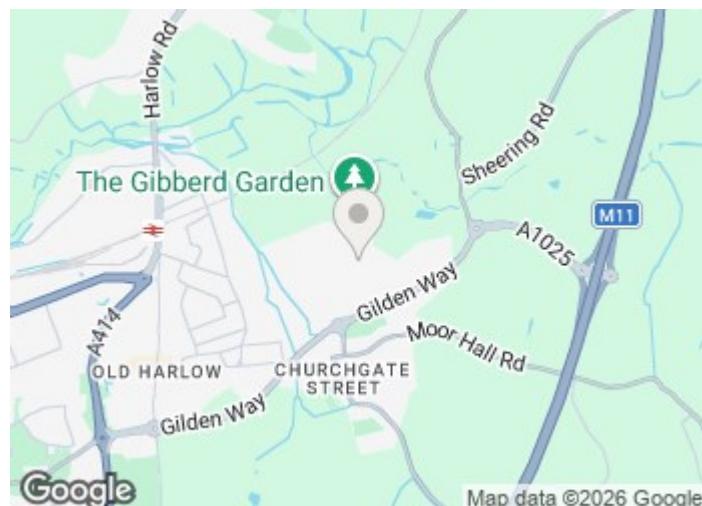
15'10" x 17'11" (4.83 x 5.48)

## Bedroom

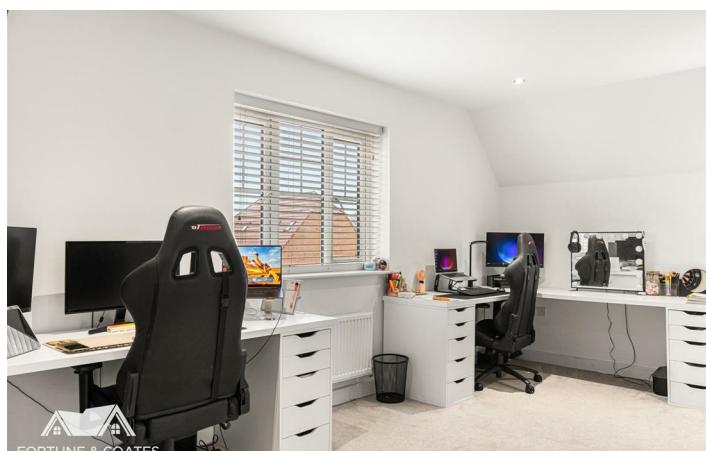
15'10" x 8'7" (4.83 x 2.62)

## Bedroom

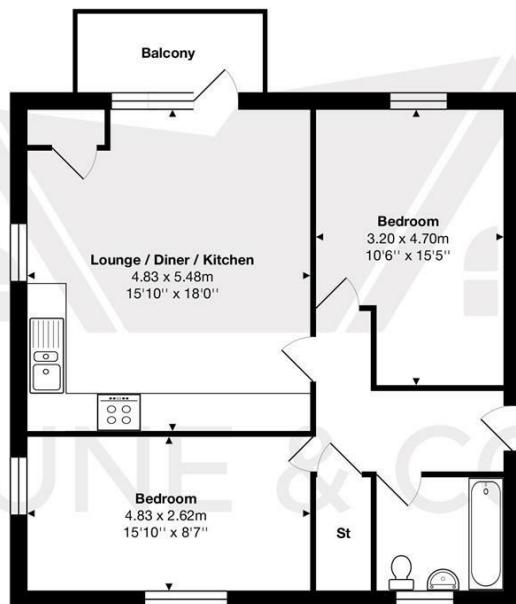
10'5" x 15'5" (3.20 x 4.70)



## Directions



## Floor Plan



Total Area: approx. 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup> (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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	