FORTUNE & COATES

The People's Estate Agent

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# 19 Abbeydale Close, Harlow, CM17 9QE

## £220,000

Guide Price £220,000–£230,000. Fortune and Coates are pleased to offer to the market this two-bedroom first-floor apartment situated in the popular residential location of Abbeydale Close, Harlow.

This bright and spacious home offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike. The property comprises a generous lounge/diner, flooded with natural light and providing ample space for both relaxing and entertaining.

The contemporary kitchen comprises a range of sleek white wall and base units, complemented by contrasting worktops. Integrated appliances include an oven, electric hob, fridge/freezer and washer/dryer, while ample storage and preparation space make the room both practical and stylish for everyday living.

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk

Lounge/diner 16'0" x 14'8" (4.88 x 4.49)

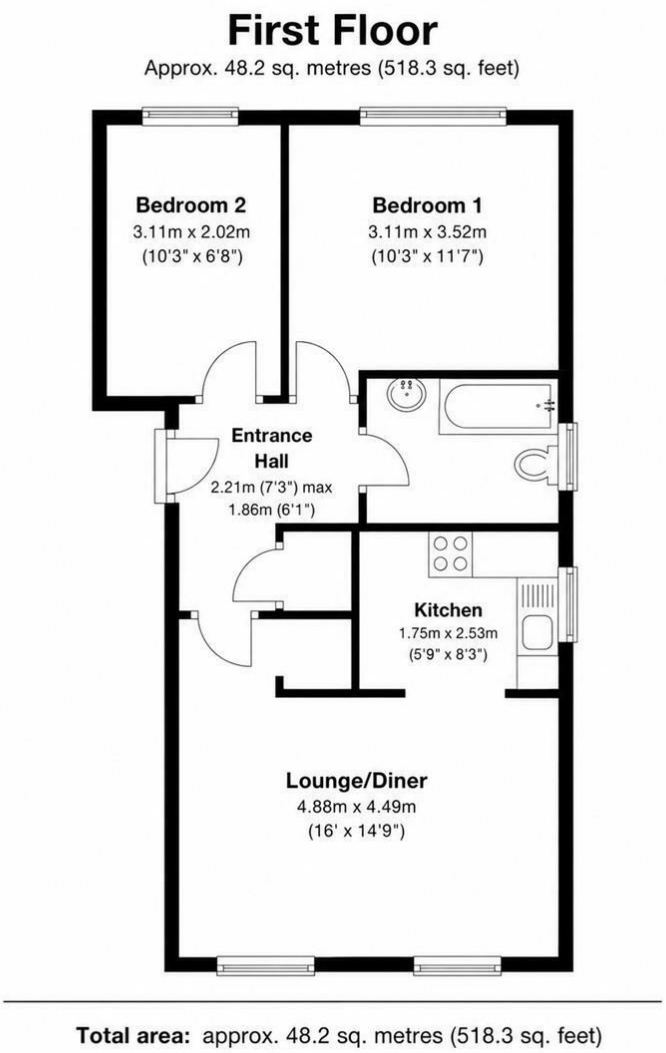
Kitchen 5'8" x 8'3" (1.75 x 2.53)

Bedroom 1 10'2" x 11'6" (3.11 x 3.52)

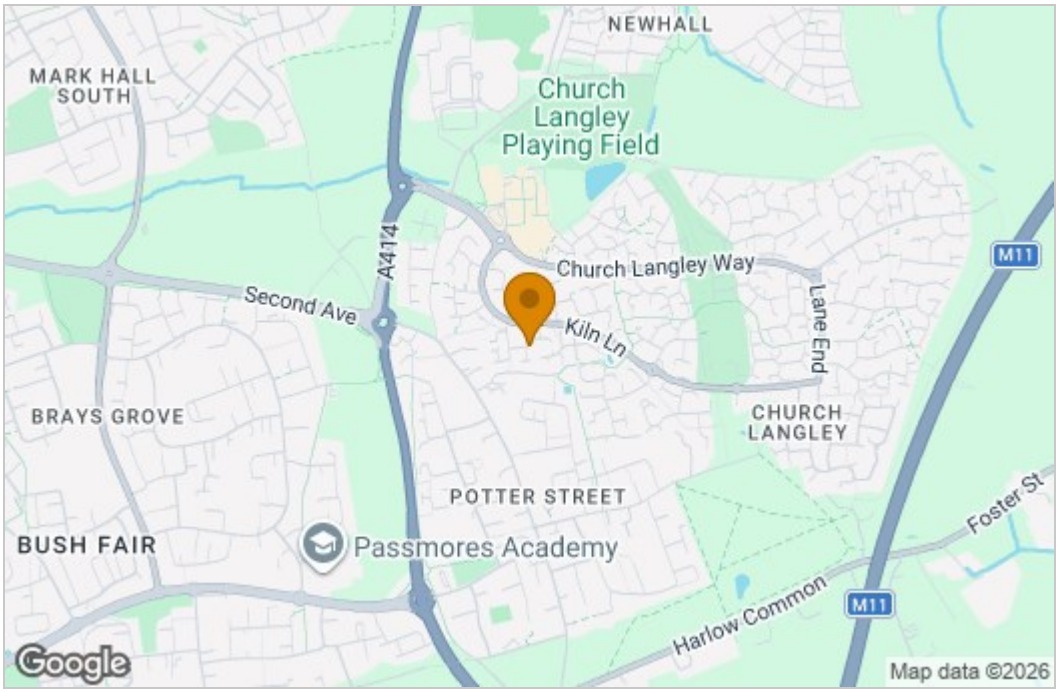
Bedroom 2 10'2" x 6'7" (3.11 x 2.02)

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.

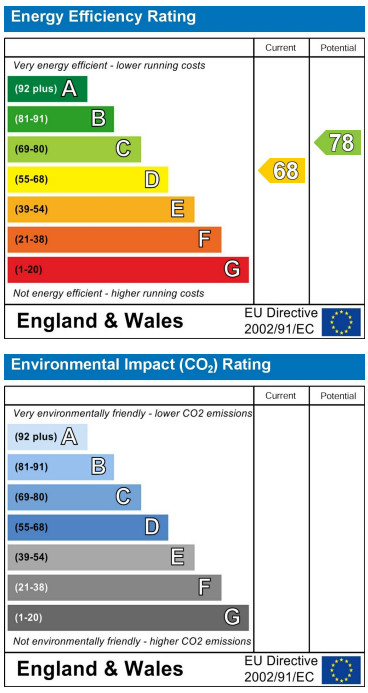
## Floor Plan




## 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.

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