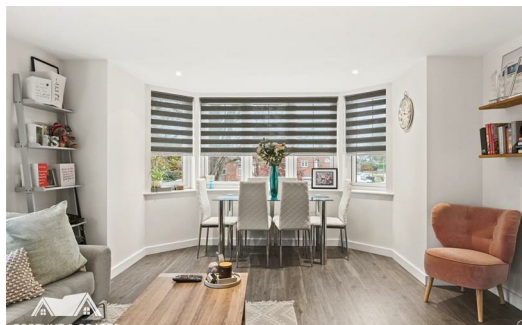




**FORTUNE & COATES**

The People's Estate Agent

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



## 6 Churchgate Court, Harlow, CM17 0LB

**Guide price £240,000**

Guide Price £240,000-£260,000.

Fortune and Coates are excited to offer to the market this outstanding one bedroom first floor apartment situated in the sought after and prestigious location of Churchgate Street, Old Harlow.

This Apartment hosts the perfect combination of period features with a modern twist, this one double bedroom first floor apartment in Churchgate Court, Hobbs Cross Road is immaculately presented home that benefits from a spacious lounge with bay window and dual aspect views, modern fitted kitchen with a range of modern wall and base units and some integrated appliances including oven and hob.

Lounge/Diner 13'5" x 7'4" (4.10 x 2.24)

Kitchen 9'3" x 7'4" (2.84 x 2.24)

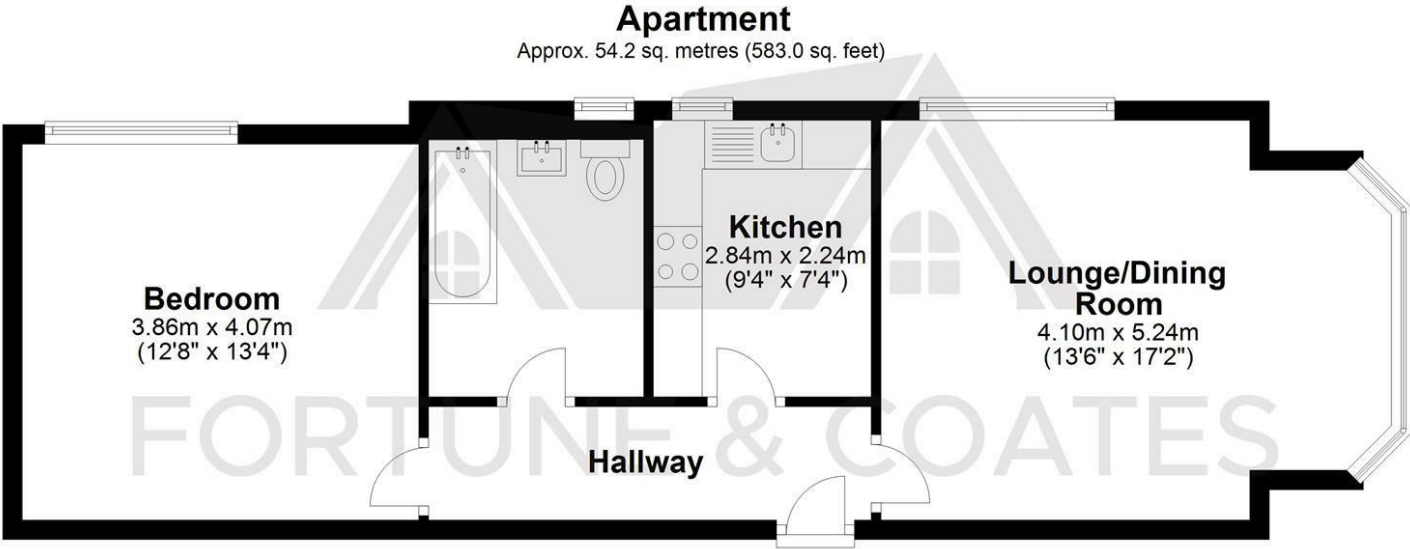
Bathroom

Bedroom 12'7" x 13'4" (3.86 x 4.07)

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

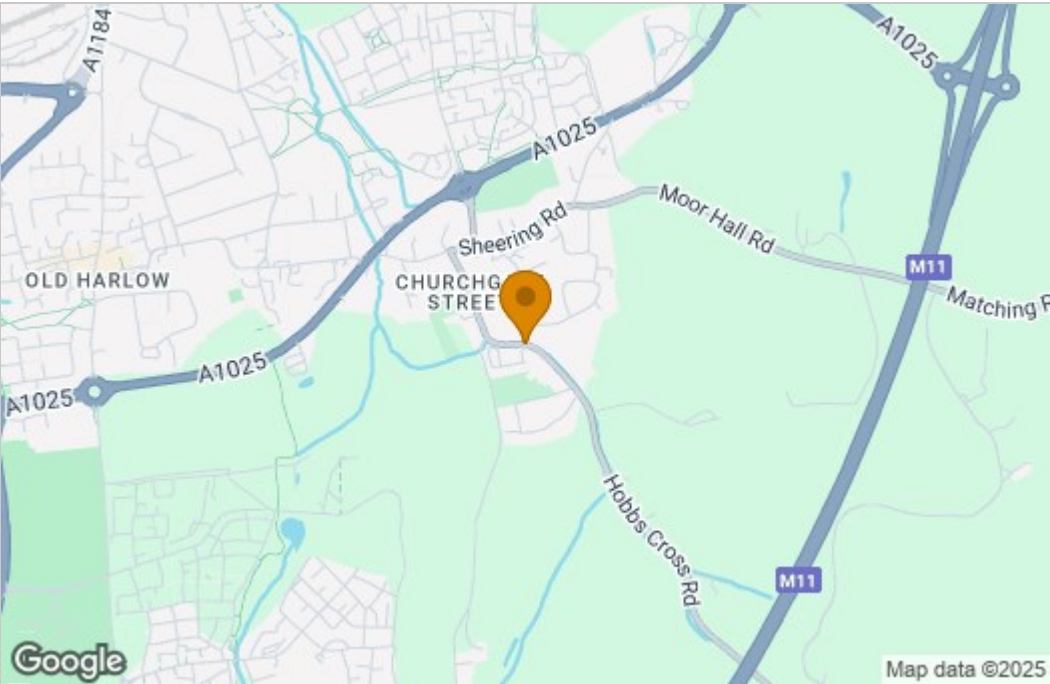


**Total area: approx. 54.2 sq. metres (583.0 sq. feet)**

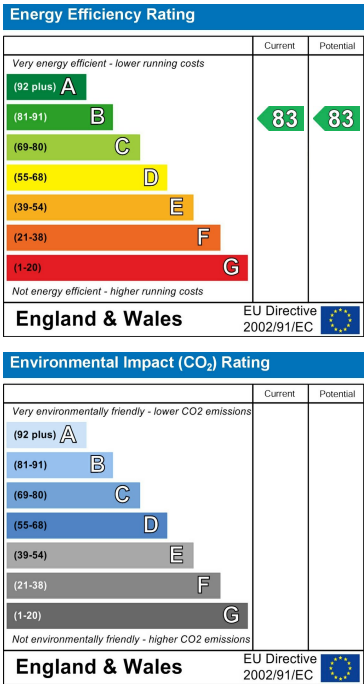
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.