FORTUNE & COATES

The People's Estate Agent

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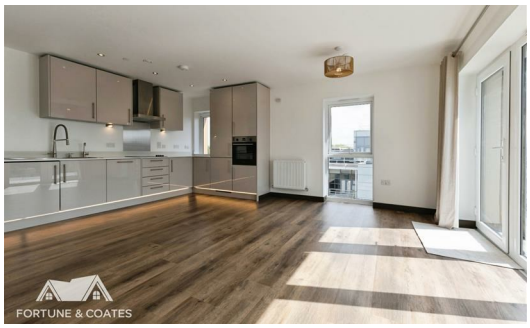


70 Ackroyd House Edinburgh Gate, Harlow, CM20 2UH

Guide price £325,000

Guide Price- £325,000 - £350,000

Fortune & Coates are delighted to offer to the market this beautifully presented top floor, two-bedroom apartment situated within Ackroyd House, Harlow.

Upon entering, you are welcomed into an entrance hallway with useful built-in storage and an intercom system. The heart of the home is the bright and spacious open-plan kitchen/living area, enhanced by high ceilings, creating a fantastic sense of space and an ideal setting for modern living and entertaining. The kitchen comprises a range of wall and base units providing ample storage with integrated appliances. Large windows allow plenty of natural light to flood the room, with direct access onto the private balcony offering pleasant park views.

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

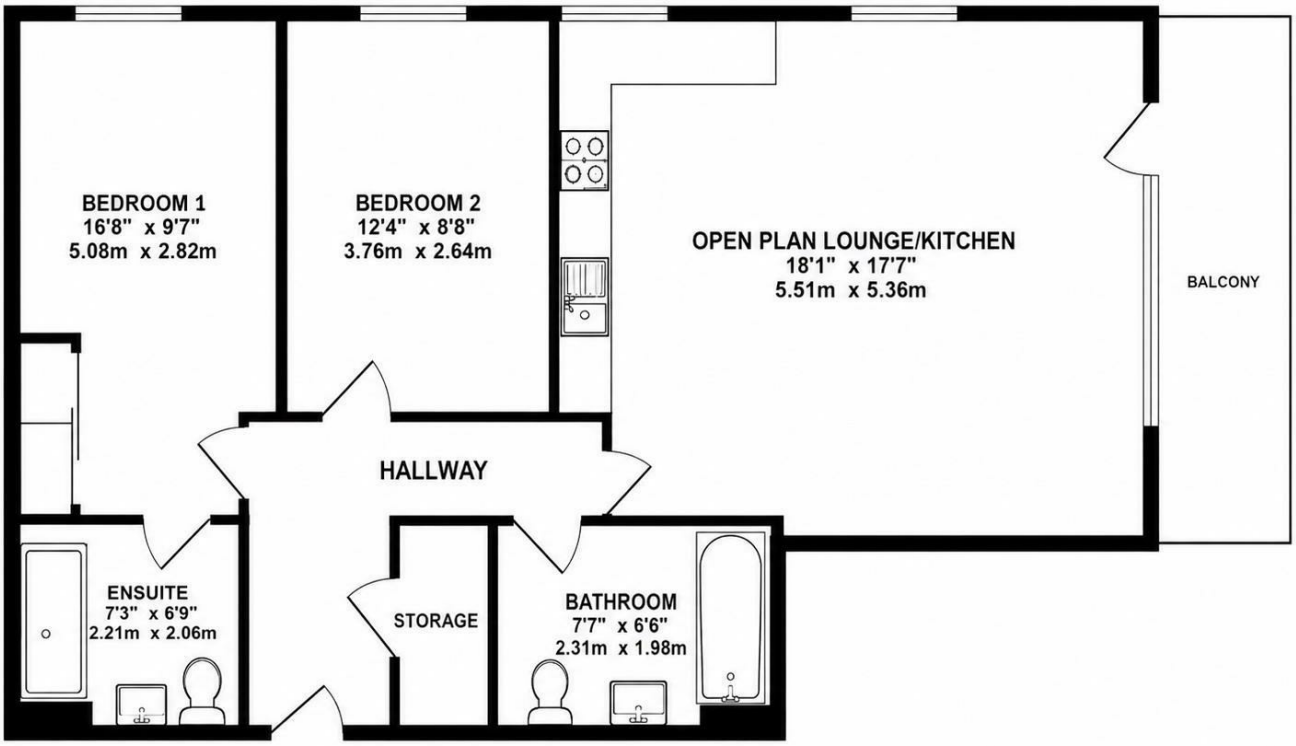
Open plan lounge/kitchen 18'0" x 17'7" (5.51 x 5.36)

Bedroom1 16'7" x 9'3" (5.08 x 2.82)

Bedroom 2 12'4" x 8'7" (3.76 x 2.64)

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



FOR ILLUSTRATIVE PURPOSES ONLY
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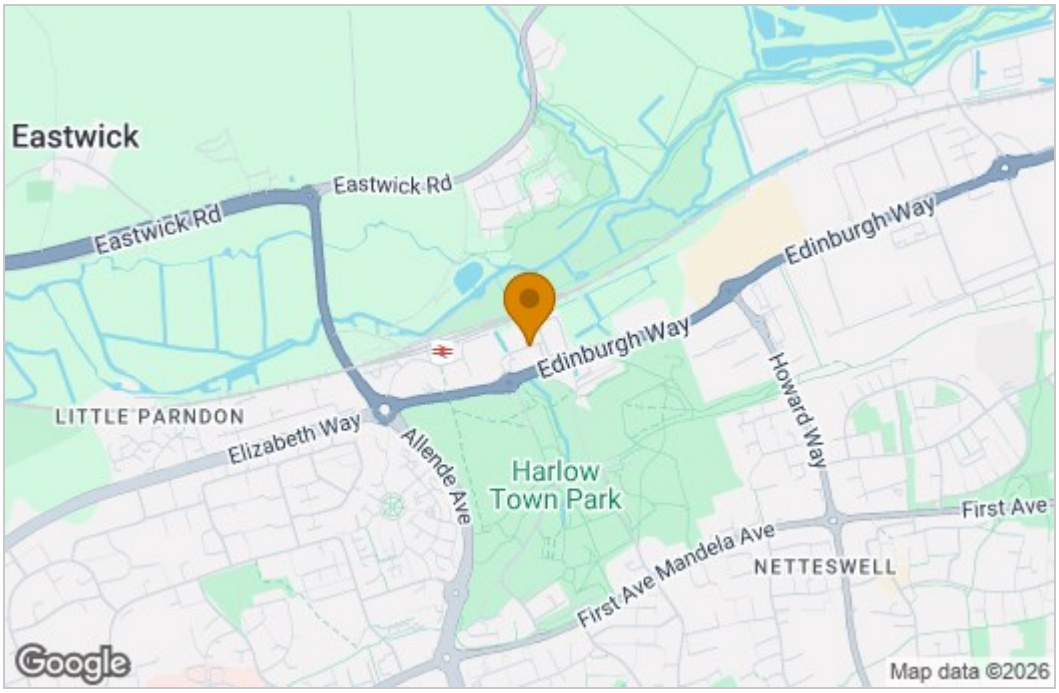
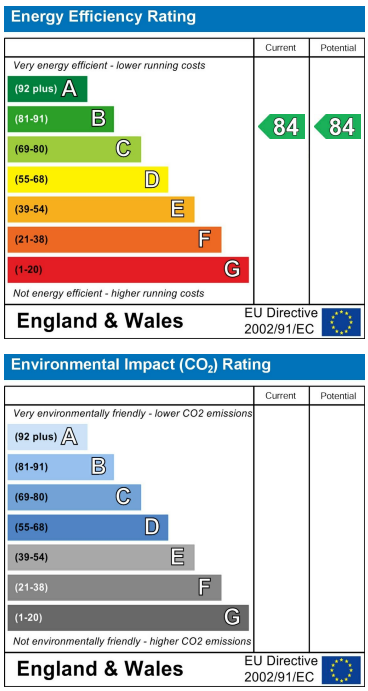
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY.

Area Map



Energy Efficiency Graph



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