



FORTUNE & COATES

The People's Estate Agent

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12 Belfield Gardens, Harlow, CM17 9QN

£240,000

Fortune and Coates are excited to welcome to the market this wonderful chain free, two bedroom top floor flat situated in the sought after Cul-De-Sac location of Belfield Gardens, Church Langley, Harlow.

This home is presented to a high standard throughout and comprises a secure entry phone system with stairs that lead up to the home. Internally, the property comprises an inviting entrance hallway with storage and leads through to the light, bright and comfortable living room with space to relax and door to the modern and stylish fitted kitchen with range of wall and base units with some integrated appliances including oven and hob, plenty of cupboard space and window with skylight. Both bedrooms are generously sized with the primary having dual aspects. The family shower room features walk in shower, low level W.C and vanity wash hand basin with storage. Other benefits of this home is newly fitted double glazing and newly installed gas central heating boiler. Outside offers one allocated parking space with ample visitors

Living Room 14'11" x 13'9" (4.55 x 4.21)

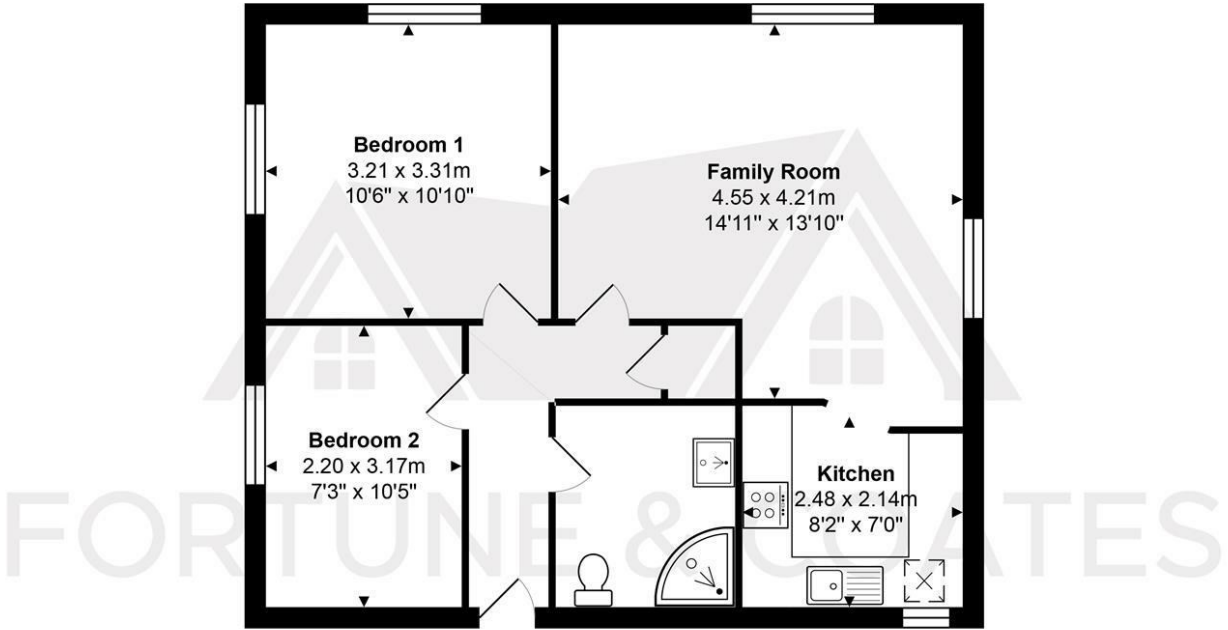
Kitchen 8'1" x 7'0" (2.48 x 2.14)

Bedroom 10'6" x 10'10" (3.21 x 3.31)

Bedroom 7'2" x 10'4" (2.20 x 3.17)

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



Apartment

Total Area: 51.4 m² ... 553 ft²

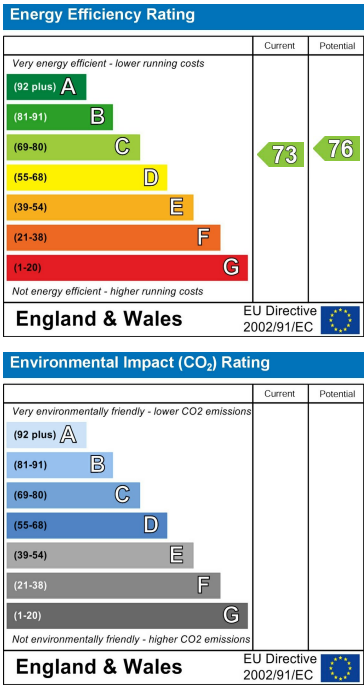
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

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.