



**FORTUNE & COATES**

The People's Estate Agent

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



**76 Bromley Close, Harlow, CM20 2GD**

**Asking price £195,000**

Offering the perfect first step onto the property ladder is this well presented 1 bedroom first floor apartment in Bromley Close. This property benefits from a spacious lounge, well sized kitchen, main bathroom, and a large double bedroom. You also benefit from an allocated parking space. Bromley Close sits in a great location for all local amenities, and is within a short distance to Harlow Town Centre and Harlow Town train station.

Hallway 8'970 x 9'682 (2.44m x 2.74m)

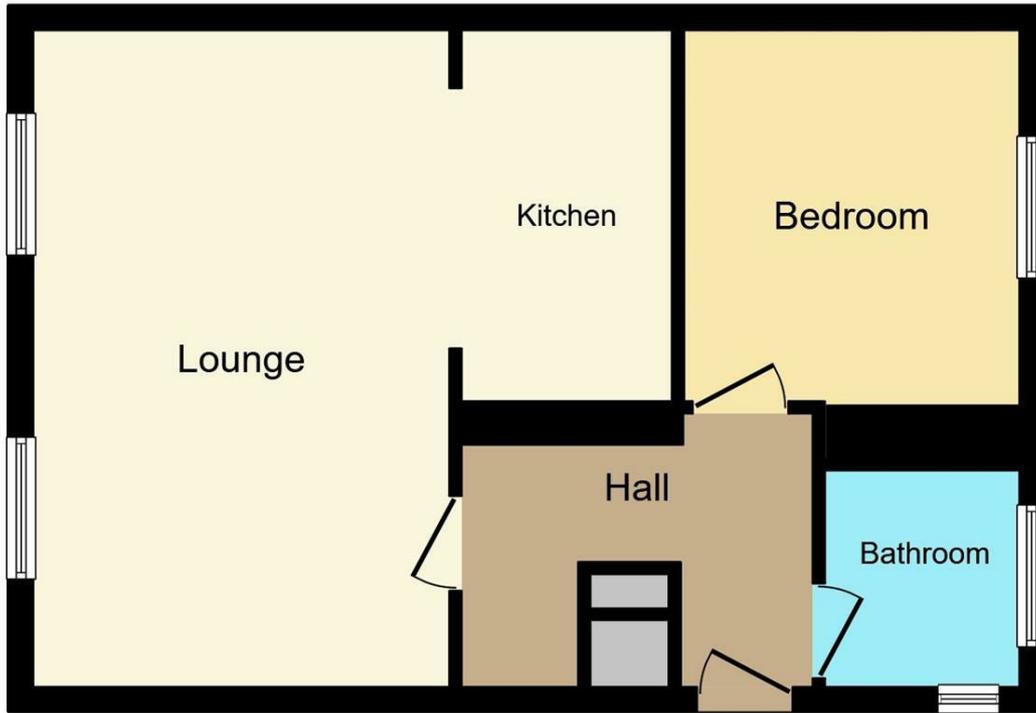
Lounge 16'946 x 10'374 (4.88m x 3.05m)

Kitchen 5'292 x 13'202 (1.52m x 3.96m)

Bedroom 14'134 x 10'207 (4.27m x 3.05m)

Bathroom 6'572 x 5'531 (1.83m x 1.52m)

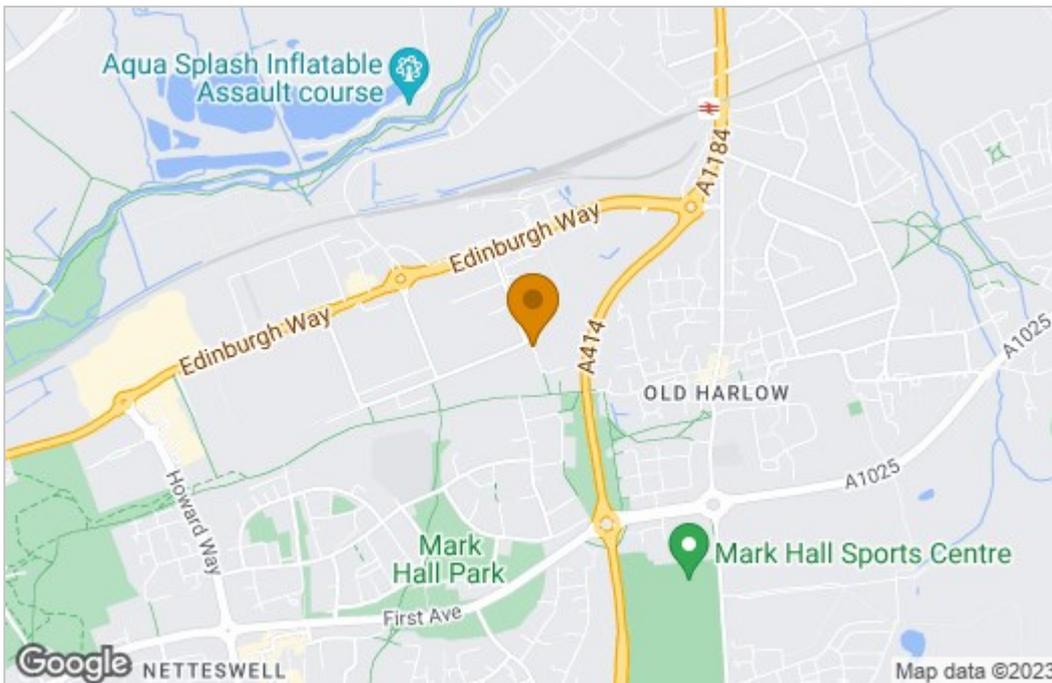
## Floor Plan



### Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph

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

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

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.