



FORTUNE & COATES

The People's Estate Agent

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9 Lucern Court, Harlow, CM17 9UX

£120,000

Shared Ownership 50%

Fortune and Coates are pleased to offer to the market this one bedroom second floor apartment situated in the sought after location of Lucern Court, Newhall, Harlow.

This home was built in 2023 and overlooks a quaint duck pond. The building includes a secure entryphone system for extra security. Internally this home comprises a spacious entrance hallway with large storage cupboard. The naturally bright open plan kitchen/diner/lounge offers a range of wall and base units with some integrated appliances including oven and hob and has space to dine at a table and the living area is comfortable with great views outside. The double bedroom features fitted wardrobes and space to relax and the modern part tiled family bathroom hosts an over bath shower. Outside, the home comes with allocated parking for two vehicles.

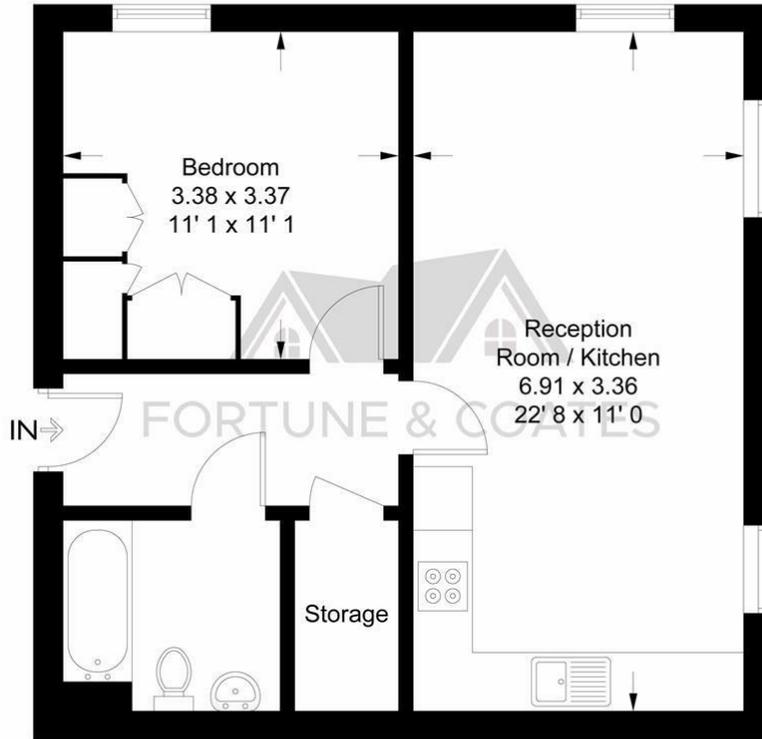
Lounge/Kitchen/Diner 22'8" x 11'0" (6.91 x 3.36)

Bedroom 11'1" x 11'0" (3.38 x 3.37)

Floor Plan

Lucern Court

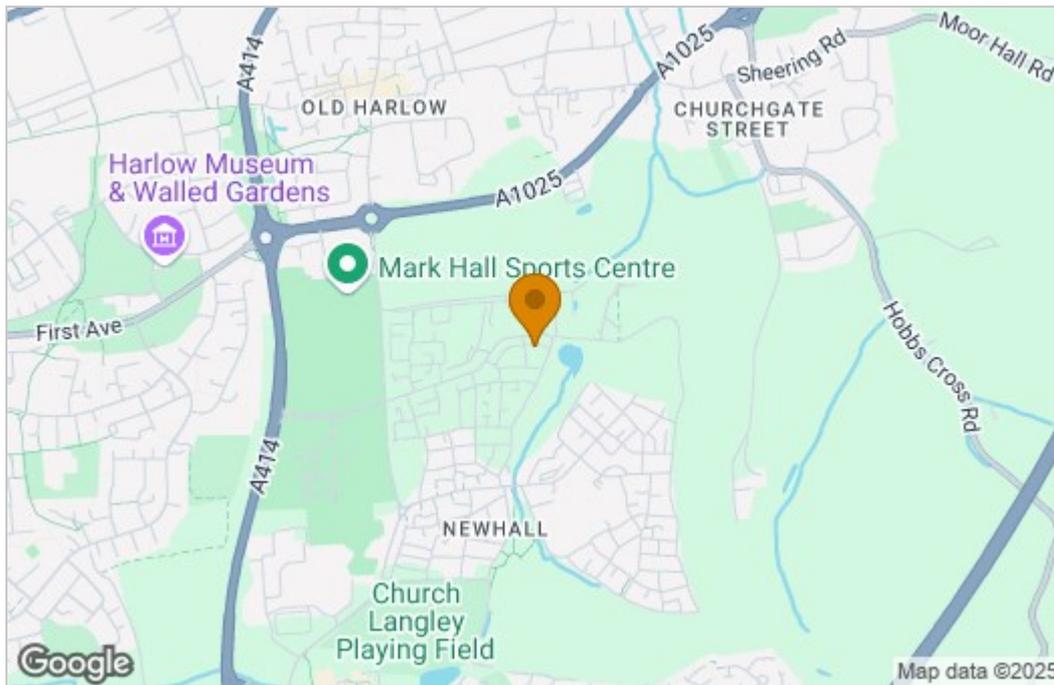
Approximate Gross Internal Area = 518 sq ft / 48.1 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Area Map



Energy Efficiency Graph

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

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

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