



FORTUNE & COATES

The People's Estate Agent

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34 Amberry Court, Harlow, CM20 2PX

£220,000

Fortune and Coates are delighted to welcome to the market this lovely first floor, two bedroom split level apartment situated in the popular and convenient location of Amberry Court, Harlow.

This home is being offered with no onward chain and is presented to a high standard throughout. Internally comprises an inviting entrance hallway that leads through to the spacious, light and bright living room with plenty of room to relax and enjoy the views from the Juliette balcony. The modern kitchen offers a range of high gloss wall and base units with integrated oven and hob, plumbing for a washing machine and plenty of cupboard space. Upstairs, both bedrooms are generous doubles with the primary hosting built in wardrobes. The family bathroom is modern with in bath shower, low level W.C and pedestal wash hand basin.

Other things to note is there is a lease length of 136 years remaining and no ground rent*

Living Room 13'2" x 21'10" (4.02 x 6.66)

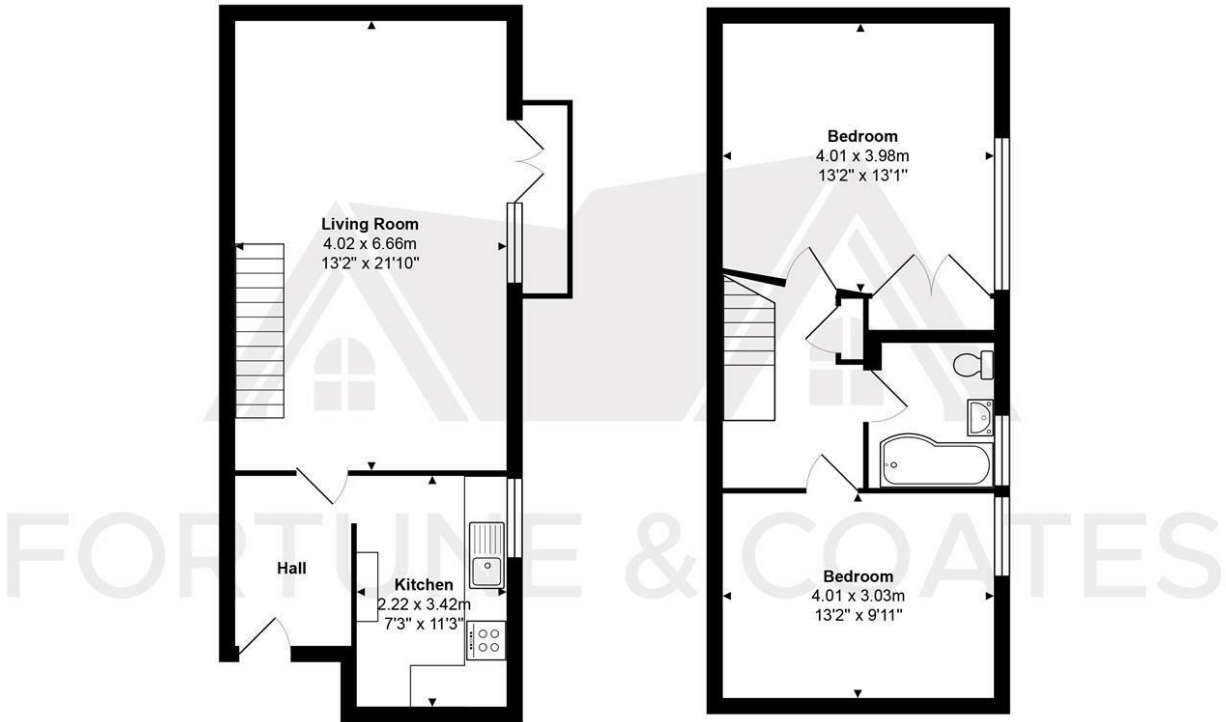
Kitchen 7'3" x 11'2" (2.22 x 3.42)

Bedroom 13'1" x 13'0" (4.01 x 3.98)

Bedroom 13'1" x 9'11" (4.01 x 3.03)

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Floor Plan



Ground Floor
Area: 41.0 m² ... 442 ft²

First Floor
Area: 39.5 m² ... 425 ft²

Total Area: 80.5 m² ... 866 ft²

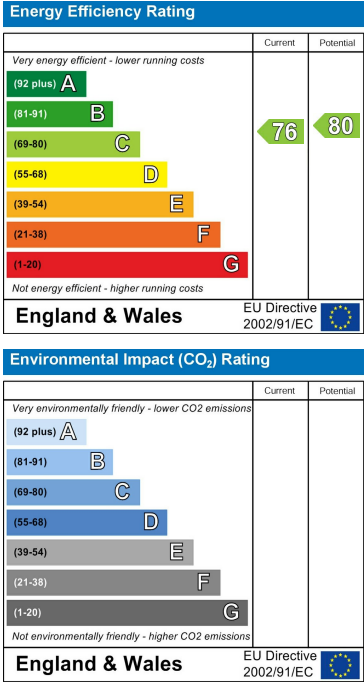
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.