



FORTUNE & COATES

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103 High Street, Harlow, CM17 0DR

Guide price £475,000

£475,000-£500,000. Fortune & Coates are excited to welcome to the market this rarely available grade two listed, freehold, immaculately presented two bedroom apartment situated in the sought after location of the High Street, Old Harlow.

This rare to the market, uniquely converted church building offers plenty of character, original features and benefits from a small private courtyard area as you walk up to your front door. Internally, the property comprises an inviting entrance hallway with stairs to the first floor, family shower room and access to both double bedrooms with walk in closets and the primary having dual aspects and an en-suite bathroom with in bath shower attachment.

To the first floor you are welcomed with an abundance of natural light from the multiple aspect skylights and stunning feature window. The open plan lounge offers a comfortable feel with vaulted ceiling and feature mezzanine which could be utilised for many uses including office space. The modern fitted kitchen offers a range of

Living Room 18'7" x 15'3" (5.68 x 4.67)

Kitchen/Dining Room 18'7" x 9'2" (5.68 x 2.80)

Mezzanine 5'9" x 14'0" (1.77 x 4.29)

Bedroom 12'11" x 9'3" (3.94 x 2.82)

En-Suite Bathroom

Walk In Closet 1.64 x 1.72

Bedroom 12'11" x 8'6" (3.96 x 2.60)

Walk In Closet 1.64 x 1.79

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

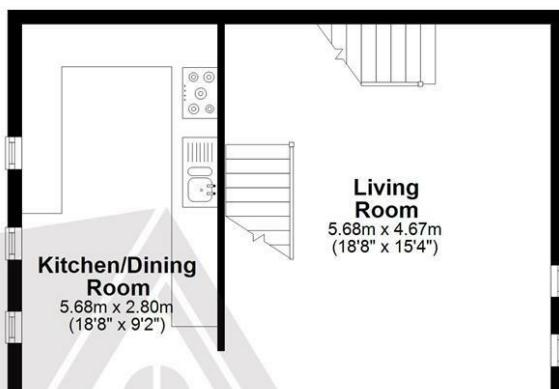
Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Mezzanine

Approx. 7.6 sq. metres (81.6 sq. feet)

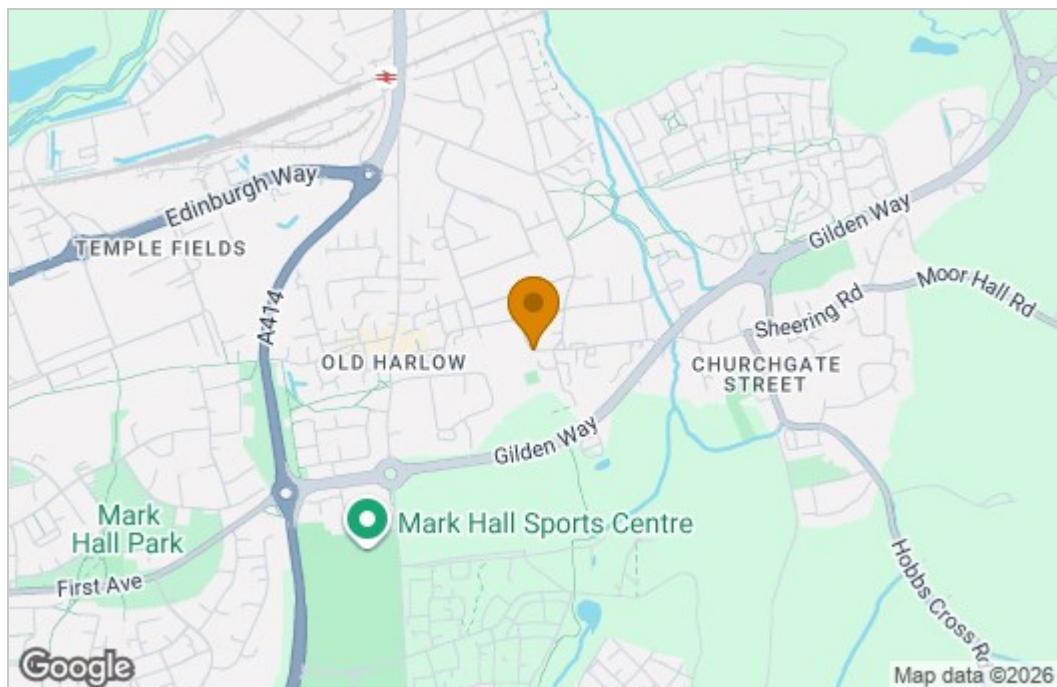


Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

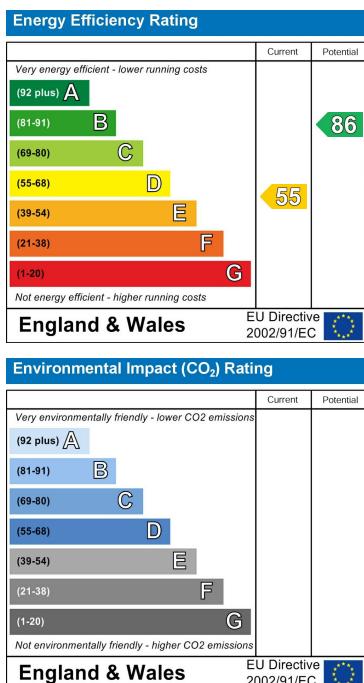
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Area Map



Energy Efficiency Graph



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