



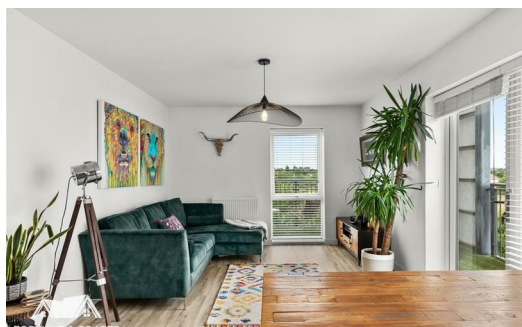
**FORTUNE & COATES**

The People's Estate Agent

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



**FORTUNE & COATES**



**43 Bird Cherry Lane, Harlow, CM17 0FR**

**Guide price £290,000**

Guide price £290,000-£300,000.

Fortune and Coates are delighted to offer to the market this well presented two double bedroom second (top) floor apartment situated in the popular new development of Bird Cherry Lane, Gilden park, Harlow.

The property is accessed via secure entry phone system and is presented to a high standard throughout. Internally comprises an inviting entrance hallway with storage cupboard, and open plan living/ dining/kitchen. The lounge/dining area is light, bright and comfortable with dual aspects and access to the impressive wrap around balcony. The kitchen offers a range of high gloss wall and base units, integrated appliances including fridge/freezer, washer/dryer, dishwasher, oven and Hob, and plenty of cupboards. There are two double bedrooms with one having an en-suite shower room and a family bathroom with in bath shower. Outside, there are two allocated

Lounge/Kitchen/Diner 16'0" x 23'1" (4.89 x 7.06)

Bedroom 10'7" x 13'2" (3.24 x 4.03)

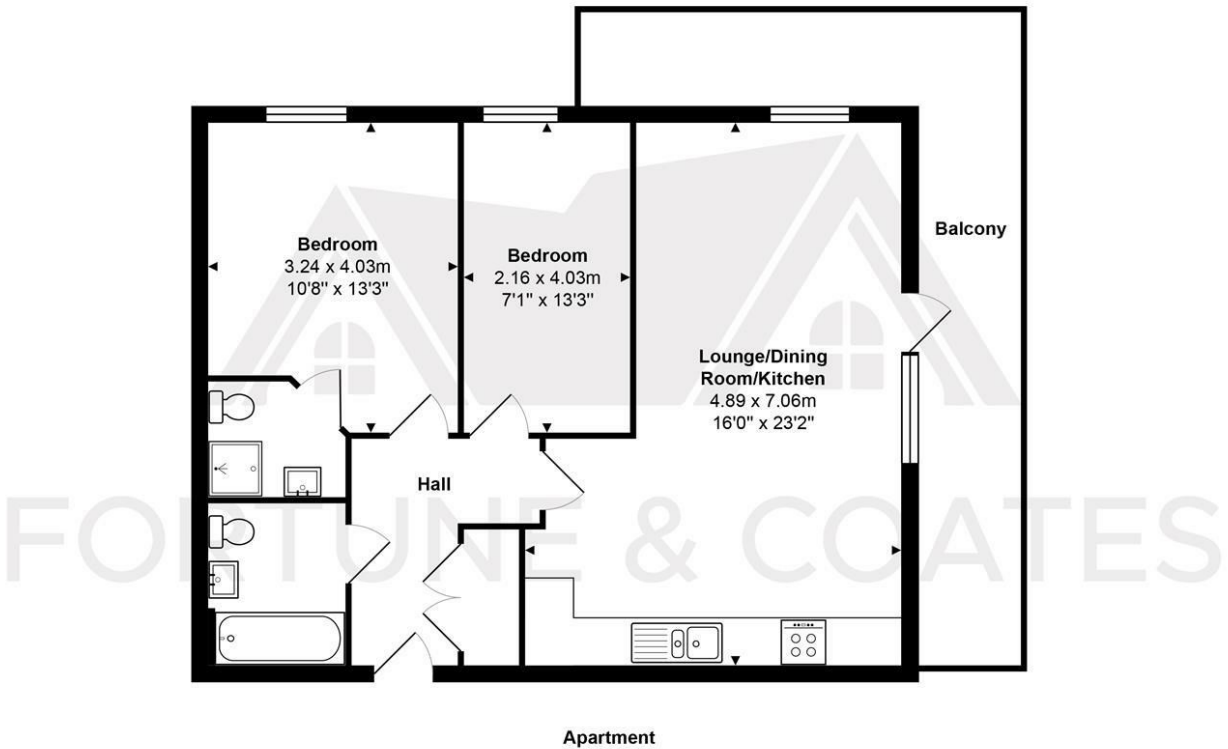
En-Suite Shower

Bedroom 7'1" x 13'2" (2.16 x 4.03)

### Balcony

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

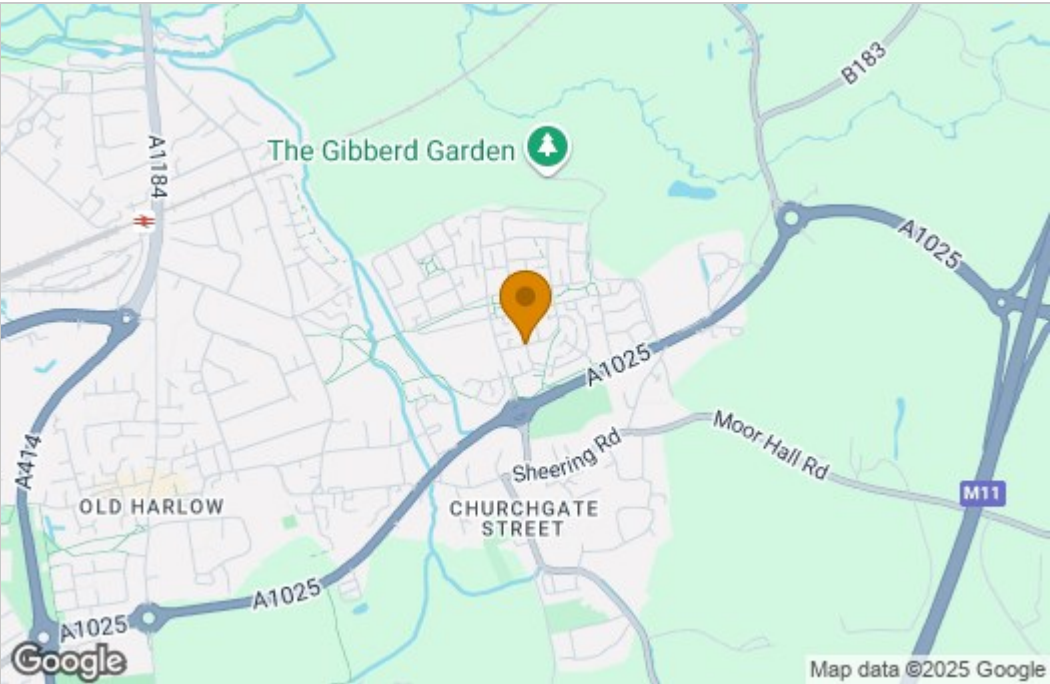


Total Area: approx. 63.1 m² ... 679 ft² (excluding balcony)

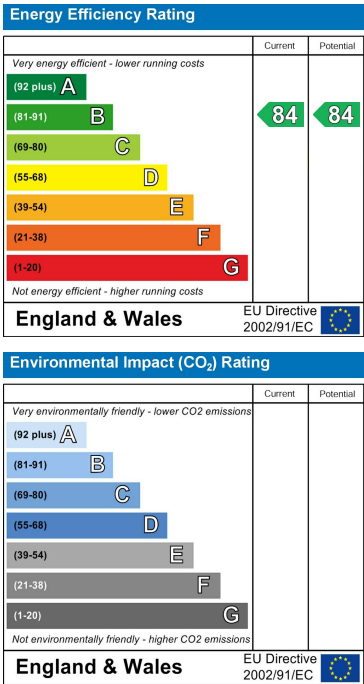
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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