



**FORTUNE & COATES**

The People's Estate Agent

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**44 Dealings Road, Harlow, CM17 9TU**

**Guide price £240,000**

Guide Price £240,000-£250,000. Fortune and Coates are excited to offer to the market this lovely one bedroom ground floor apartment situated in the highly sought after location of Dealings Road, Newhall, Harlow.

The property is well immaculate throughout and comprises an entrance hallway leading to the open plan lounge/kitchen/diner with range of modern wall and base units and some integrated appliances, and the lounge area is comfortable and stylish with lots of natural light.

The double bedroom is well proportioned and there is a modern family bathroom with part tiled walls. Outside, there is allocated parking for one vehicle.

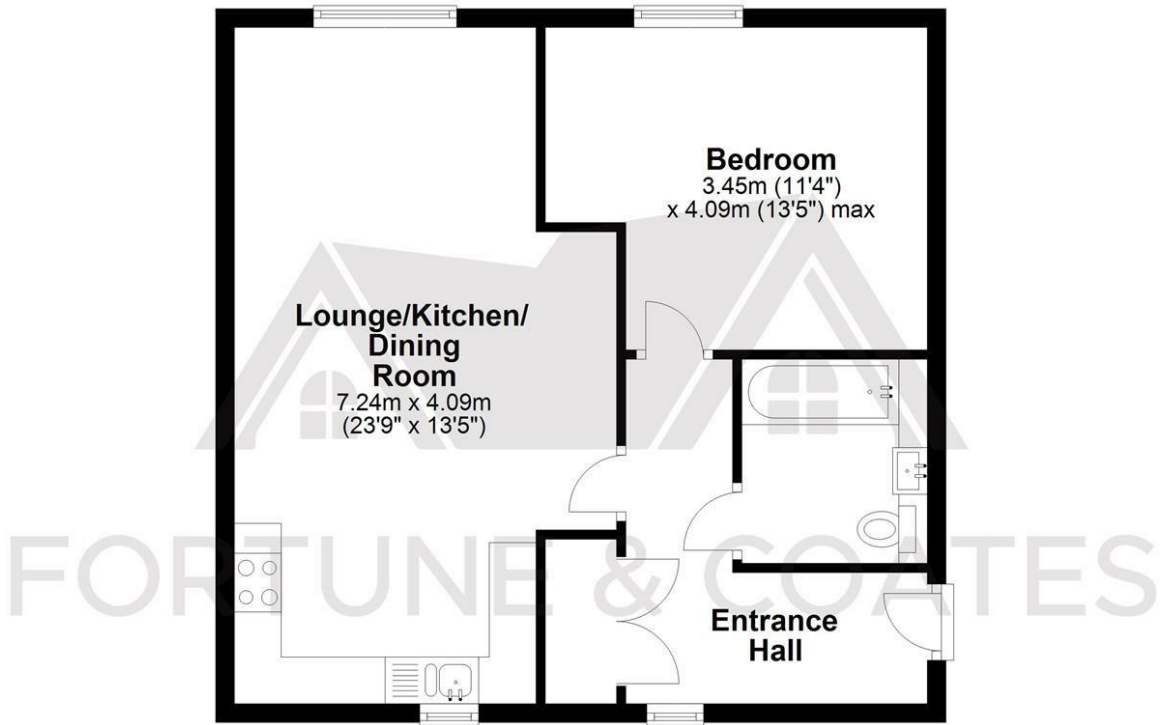
Lounge/Kitchen/Diner 13'2" x 22'11" (4.02 x 7.01 )

Bedroom 12'0" x 10'0" (3.68 x 3.07 )

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.

Ground Floor Apartment

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)

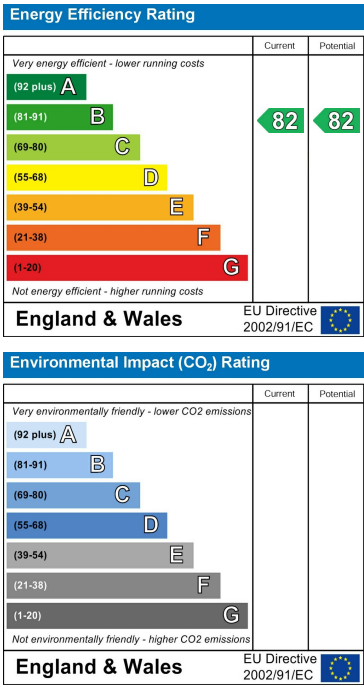
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Area Map



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.