



FORTUNE & COATES

The People's Estate Agent



89 Wedhey, Harlow, CM19 4AF

Guide price **£120,000**

Guide Price: £120,000 - £130,000.

Fortune and Coates are pleased to welcome to the market this spacious one-bedroom first-floor flat located in Wedhey, Harlow.

Upon entering the property, you are greeted by a welcoming entrance hall which provides access to all rooms and benefits from useful storage cupboards. The lounge/diner is a bright and generous living space, offering plenty of room for both relaxing and entertaining. Large doors open out onto the private balcony, allowing natural light to flood the room while creating a lovely extension of the living space.

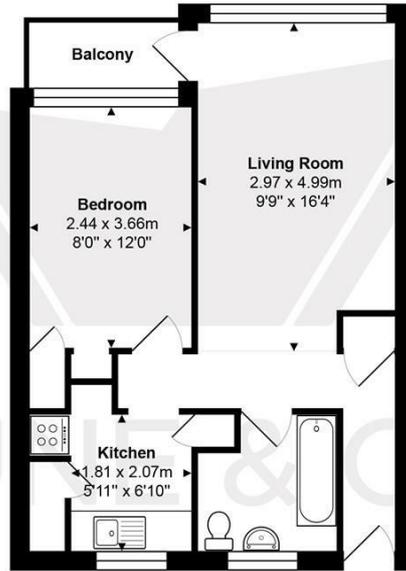
Living room 9'8" x 16'4" (2.97 x 4.99)

Bedroom 8'0" x 12'0" (2.44 x 3.66)

Kitchen 5'11" x 6'9" (1.81 x 2.07)

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.

Floor Plan



Total Area: approx. 41.0 m² ... 442 ft² (excluding balcony)

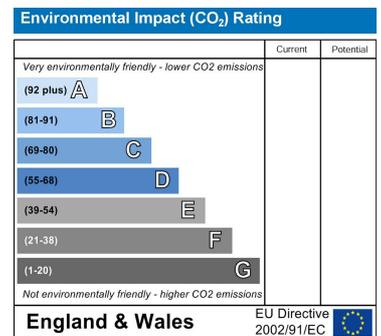
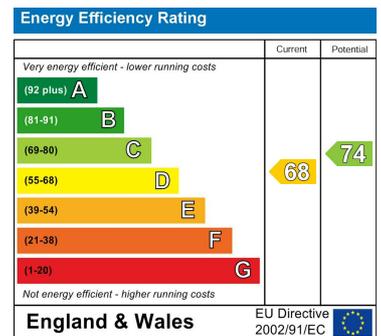
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.