



FORTUNE & COATES

The People's Estate Agent

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



13, Coulter House Great Ley Road, Newhall, Harlow, CM17 9UG

£250,000

Fortune and Coates are delighted to welcome to the market this stunning one bedroom first floor apartment situated in the sought after and popular location of Coulter House, Great Ley Road, Newhall, Harlow.

Built in 2022 this apartment is presented to a high standard throughout and comprises an inviting entrance hallway with store room which has plumbing for a washing machine and room for storage. The open plan living room/diner and kitchen is stylish and bright with dual aspects, room to relax and space for dining. The modern kitchen offers a range of wall and base units with some integrated appliances including oven, hob, fridge/freezer and plenty of cupboard space. This apartment also has the benefit of having french doors that lead out to a very impressive balcony that is ideal for enjoying the warm weather. The double bedroom is well proportioned and radiates natural light and is situated next to the modern part tiled bathroom with in bath shower. Outside offers allocated parking for one vehicle and a convenient bike

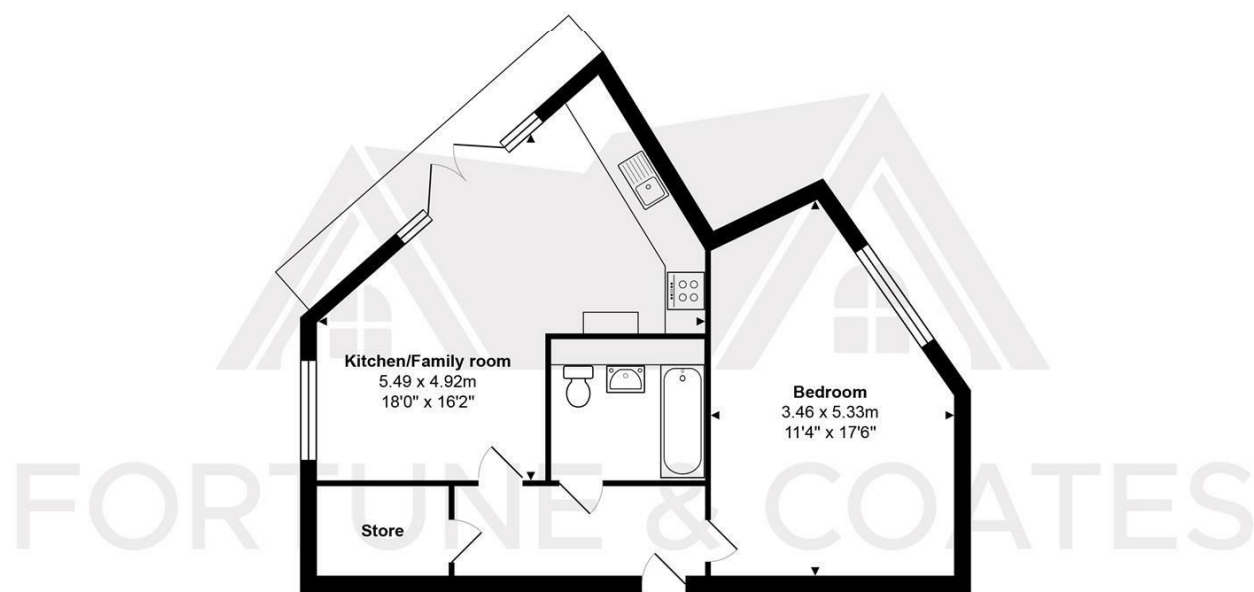
Lounge/Diner/Kitchen 18'0" x 16'1" (5.49 x 4.92)

Bedroom 11'4" x 17'5" (3.46 x 5.33)

Store

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

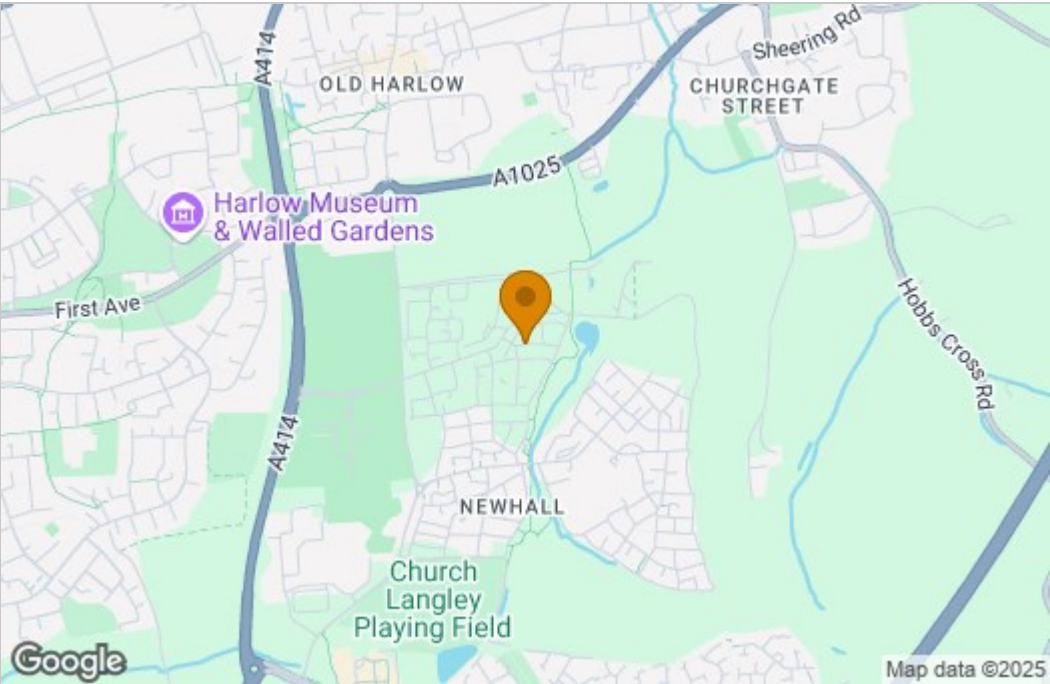


Total Area: 45.9 m² ... 494 ft²

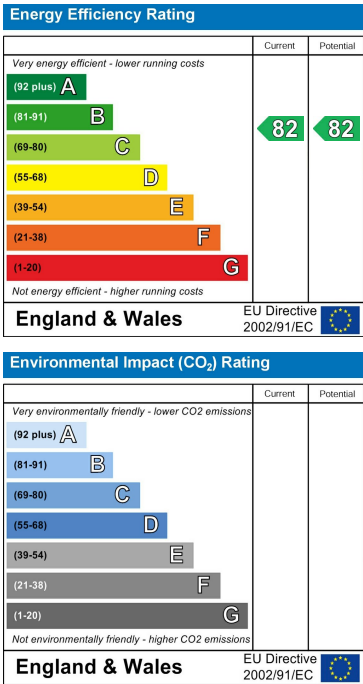
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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