



**FORTUNE & COATES**

The People's Estate Agent

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**15 Tanys Dell, Harlow, CM20 2LJ**

**£210,000**

Fortune and Coates are excited to welcome to the market this lovely two bedroom first floor flat situated in the popular and convenient location of Tanys Dell, Harlow.

This home is very well presented throughout and comprises front door that leads into the spacious, bright and comfortable lounge which has storage, separate area that is currently utilized as a play area and balcony overlooking the field. The modern fitted kitchen offers a range of wall and base units with integrated oven and hob, plumbing for a washing machine and dishwasher, space for a tumble dryer and plenty of cupboard space with ample room for family dining. Both bedrooms are generous doubles with built in wardrobe space and the modern part tiled family bathroom has an in bath shower.

Externally there is communal and on street parking.

Lounge 20'4" x 12'11" (6.20 x 3.96)

Kitchen 9'4" x 12'2" (2.87 x 3.72)

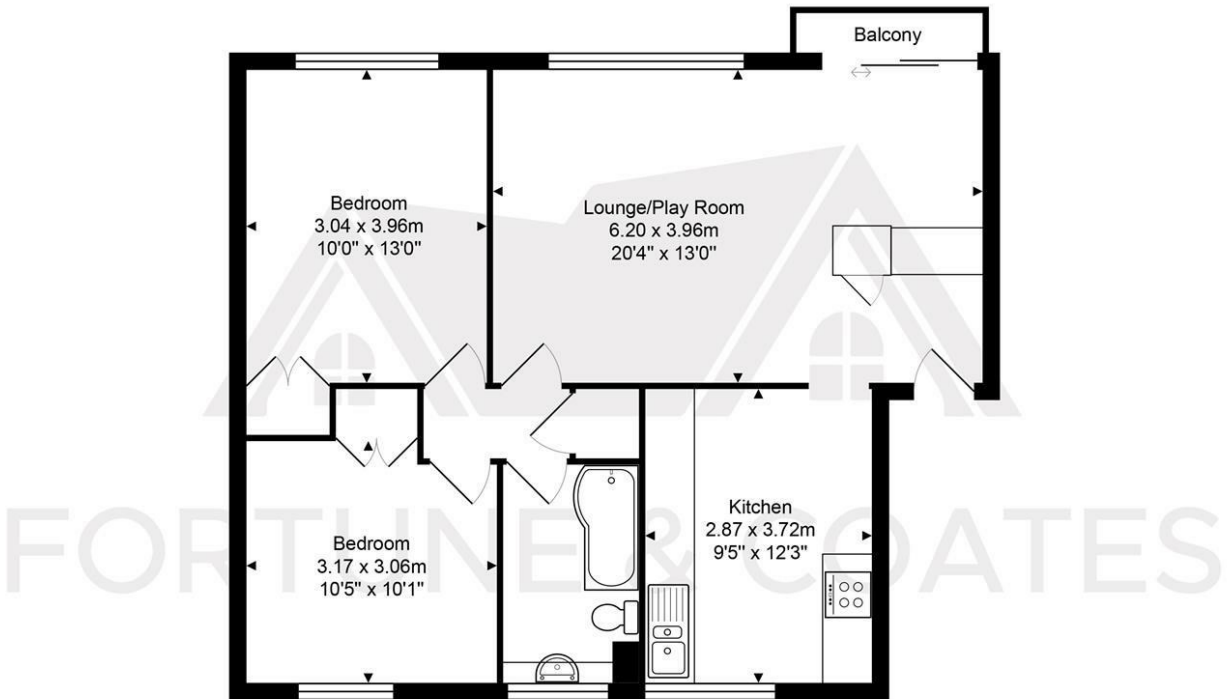
Bedroom 9'11" x 12'11" (3.04 x 3.96)

Bedroom 10'4" x 10'0" (3.17 x 3.06)

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



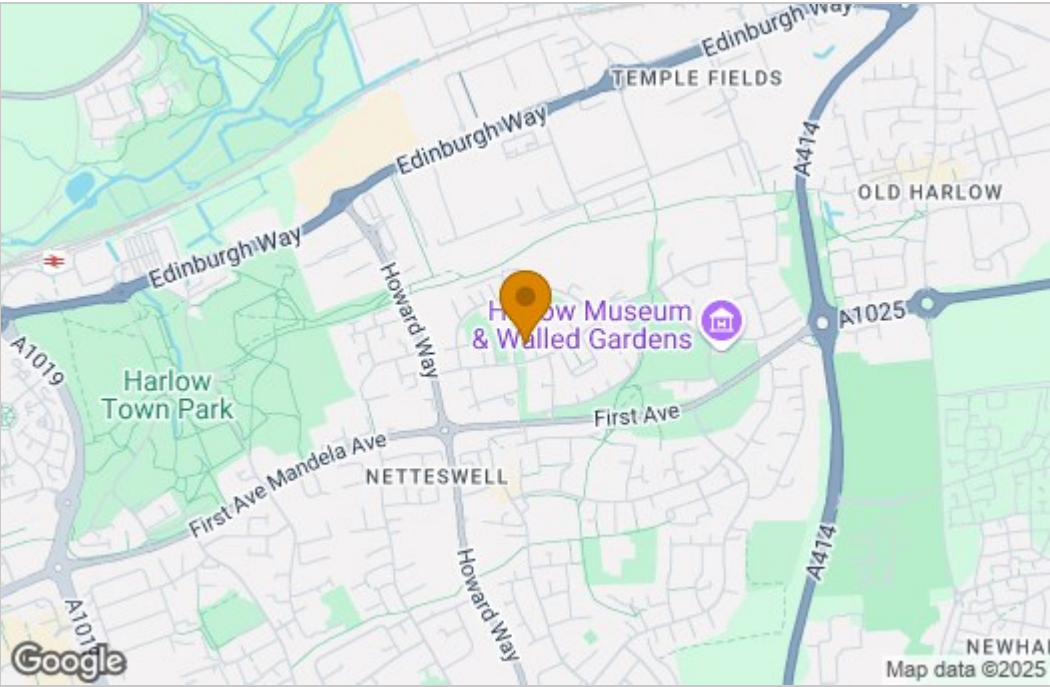
Apartment

Total Area: approx. 67.0 m² ... 721 ft² (excluding balcony)

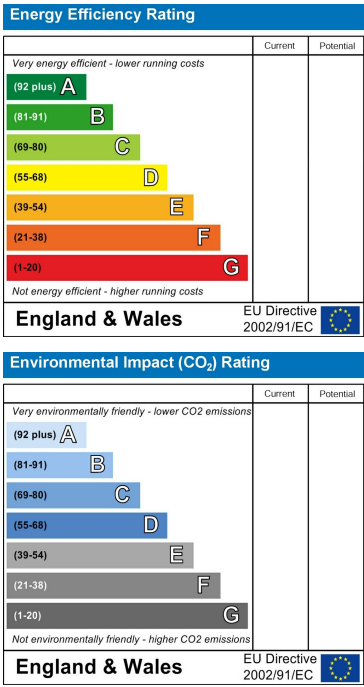
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.