



FORTUNE & COATES

The People's Estate Agent

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1 Churchgate Court, Harlow, CM17 0LB

Offers in excess of £250,000

Fortune and Coates are delighted to offer to the market this beautifully presented one bedroom flat situated in the popular and well-maintained development of Churchgate Court, Harlow.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to all rooms and offers a practical layout with a seamless flow throughout.

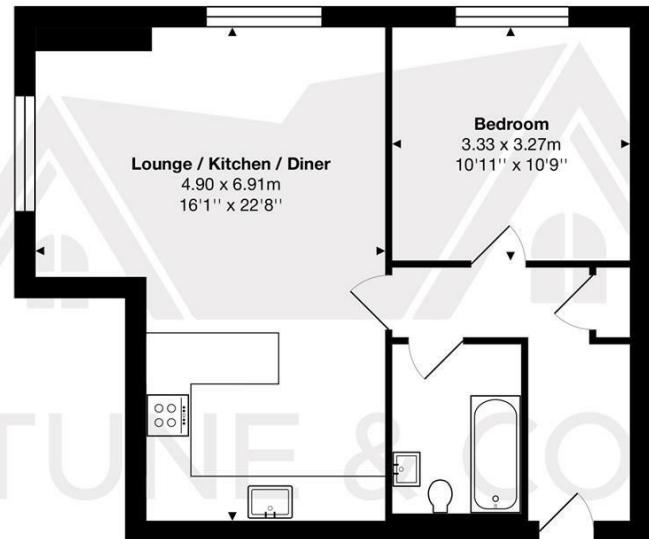
The heart of the home is the impressive open plan lounge/kitchen/diner. This bright and airy space benefits from large windows that flood the space with natural light, creating a warm and inviting atmosphere. The kitchen is stylish and contemporary, featuring sleek white wall and base units with integrated oven, hob, fridge/freezer,

Lounge/kitchen/diner 16'0" x 22'8" (4.90 x 6.91)

Bedroom 10'11" x 10'8" (3.33 x 3.27)

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

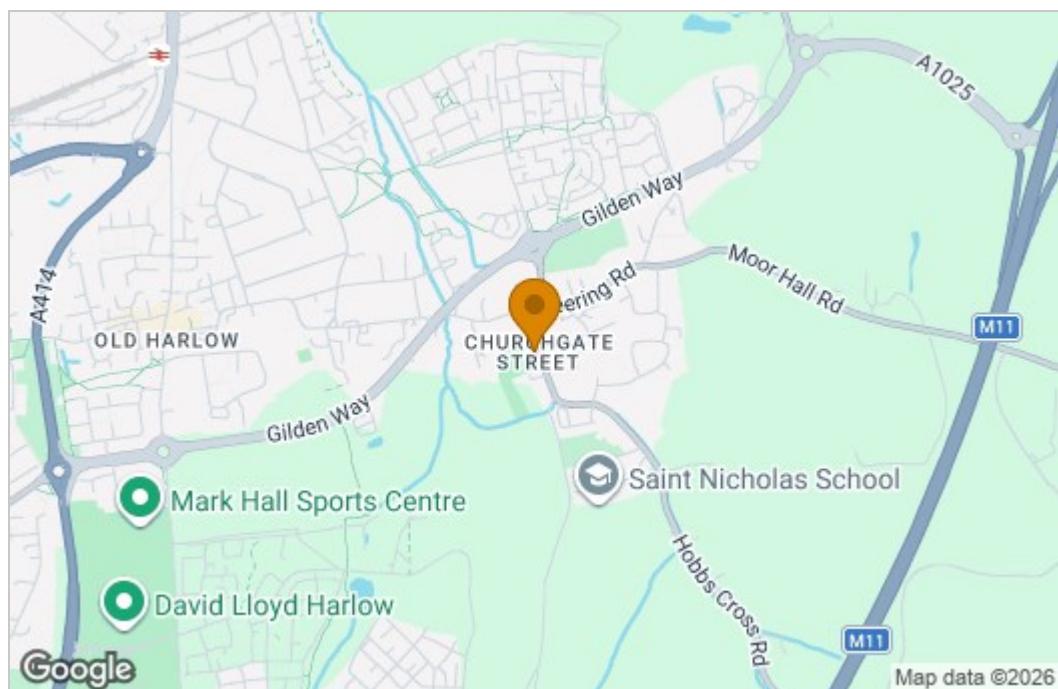


Total Area: approx. 52.1 m² ... 561 ft²

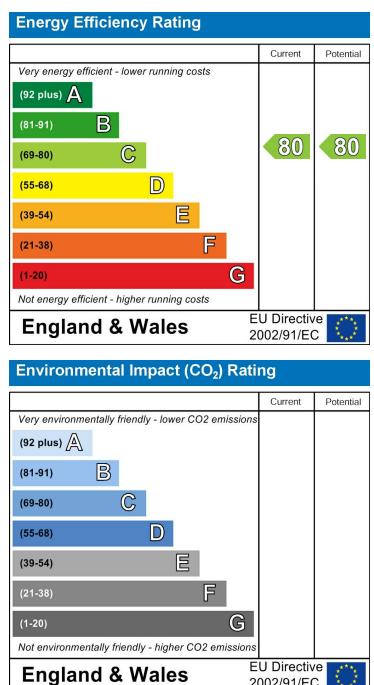
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability
is accepted for errors or omissions.

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.