



**FORTUNE & COATES**

The People's Estate Agent

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**22 Mercers, Harlow, CM19 5PN**

**Offers in excess of £155,000**

Fortune and Coates are excited to welcome to the market this lovely and unique one bedroom second floor flat situated in the popular and convenient location of Mercers, Harlow.

This home is situated on the second floor but unusually has no-one below and above and comprises an inviting entrance hallway with handy storage cupboard and access to the loft, spacious, bright and comfortable lounge/diner. Kitchen with a range of modern wall and base units, integrated oven and hob, plumbing for a washing machine and a recently fitted boiler.

The double bedroom has ample space for a wardrobe and the family bathroom boasts a corner bath.

Living Room 12'0" x 11'0" (3.66 x 3.37)

Kitchen 9'3" x 7'9" max (2.82 x 2.38 max)

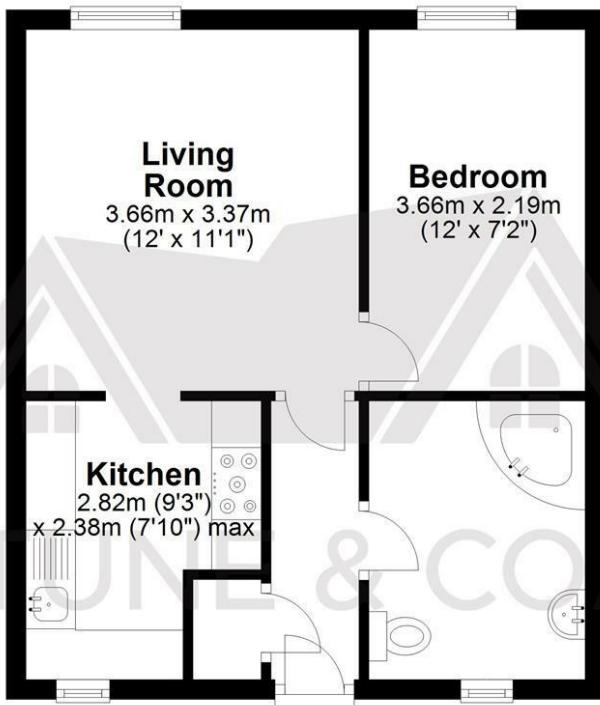
Bedroom 12'0" x 7'2" (3.66 x 2.19)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

Approx. 37.2 sq. metres (400.1 sq. feet)

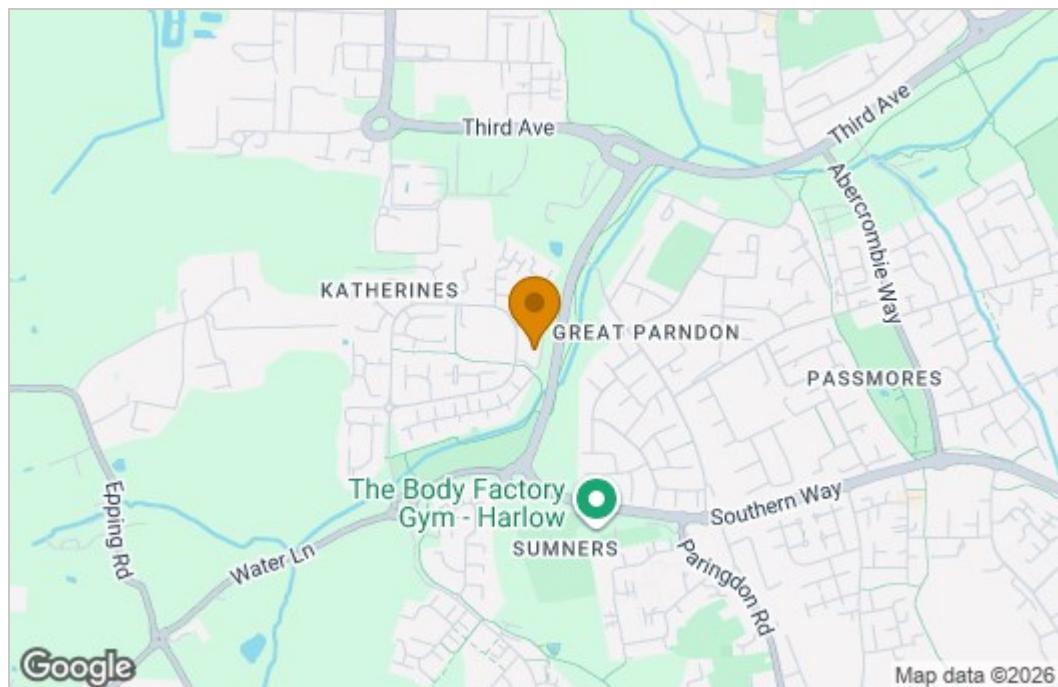


Total area: approx. 37.2 sq. metres (400.1 sq. feet)

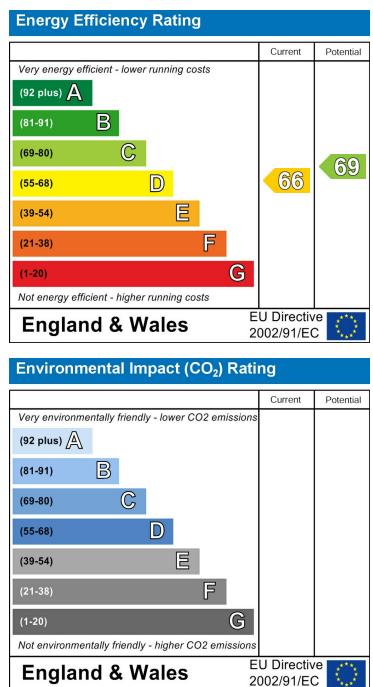
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## Area Map



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