

Unit 4 Church Langley Way
Harlow
Essex
CM17 9TE

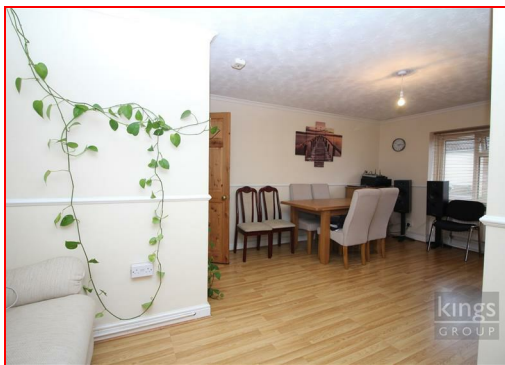
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The Fortunes, CM18 6PQ



Asking Price £190,000 Leasehold



NOTICE OF OFFER 31 The Fortunes, Harlow, CM18 6PQ.

We advise that an offer has been made for the above property in the sum of £185,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS LARGE, TWO BEDROOM FIRST FLOOR FLAT LOCATED IN THE POPULAR CM18 AREA OF THE FORTUNES ****

This large two bedroom flat is the ideal purchase for any first time buyer looking to get onto the property ladder or any investors looking to add a fantastic property to their portfolio. The Fortunes offers a new owner a wide range of benefits such as being a 5 minute drive away from the Harvey Shopping Centre where there is a wide range of supermarkets, restaurants and high street shops on offer. The property also benefits from having easy access to transport links with the A414, A10 and M11 all being accessible in under 10 minutes offering great commute links to London and the surrounding areas. Public transport links are also very accessible with Harlow Station being under a 10 minute drive away and local bus stops being a stones throw away. The Fortunes is also very close to some of the areas most popular schools such as Purford Green Primary School (0.8 miles), Passmores Academy (0.7 miles), Harlow Fields School and College (0.5 miles) and many more all under 1 mile and within walking distance.

The property comprises of large open plan lounge/diner, kitchen, large master bedroom, spacious second bedroom and family bathroom. The property has UPVC double glazed windows throughout and gas central heating. We highly recommend booking an internal viewing for this flat, to avoid missin

Lounge 19'39 x 11'26

Double glazed window to side aspect, double radiator, laminate flooring, phone point, TV aerial point, power points

Kitchen 10'44 x 6'97

Double glazed window to side aspect, tiled flooring, tiled splash back, range of wall and base units with roll top work surfaces, gas oven with gas hob, chimney style extractor fan, sink with drainer unit, space for fridge / freezer, plumbed for washing machine, power points

Bedroom One 10'40 x 13'82

Double glazed window to side aspect, carpet, single radiator, TV aerial point, power points

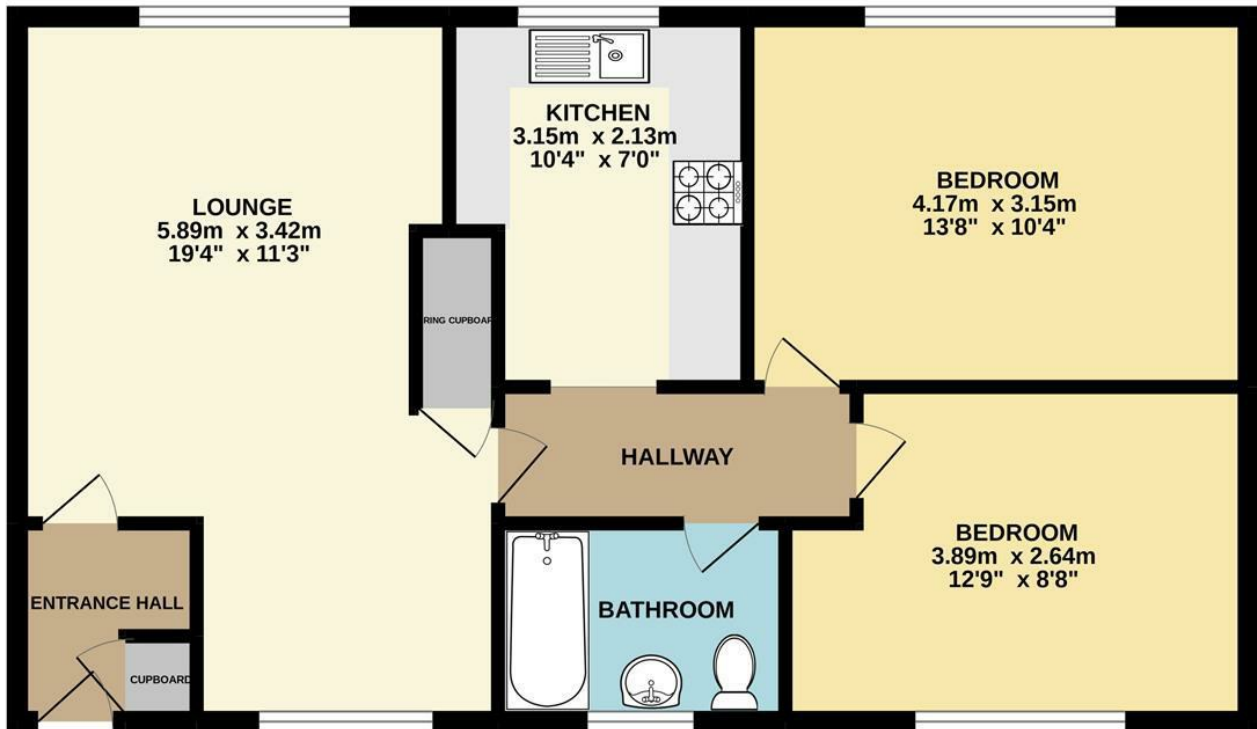
Bedroom Two 8'75 x 12'86

Double glazed window to side aspect, single radiator, laminate flooring, power points

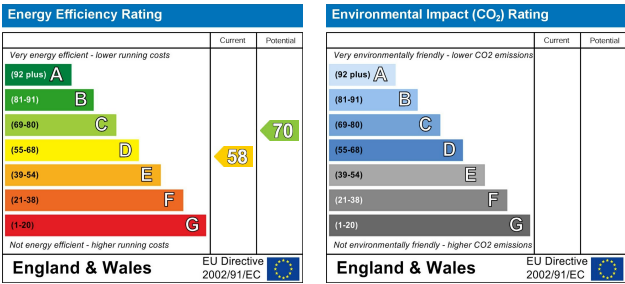
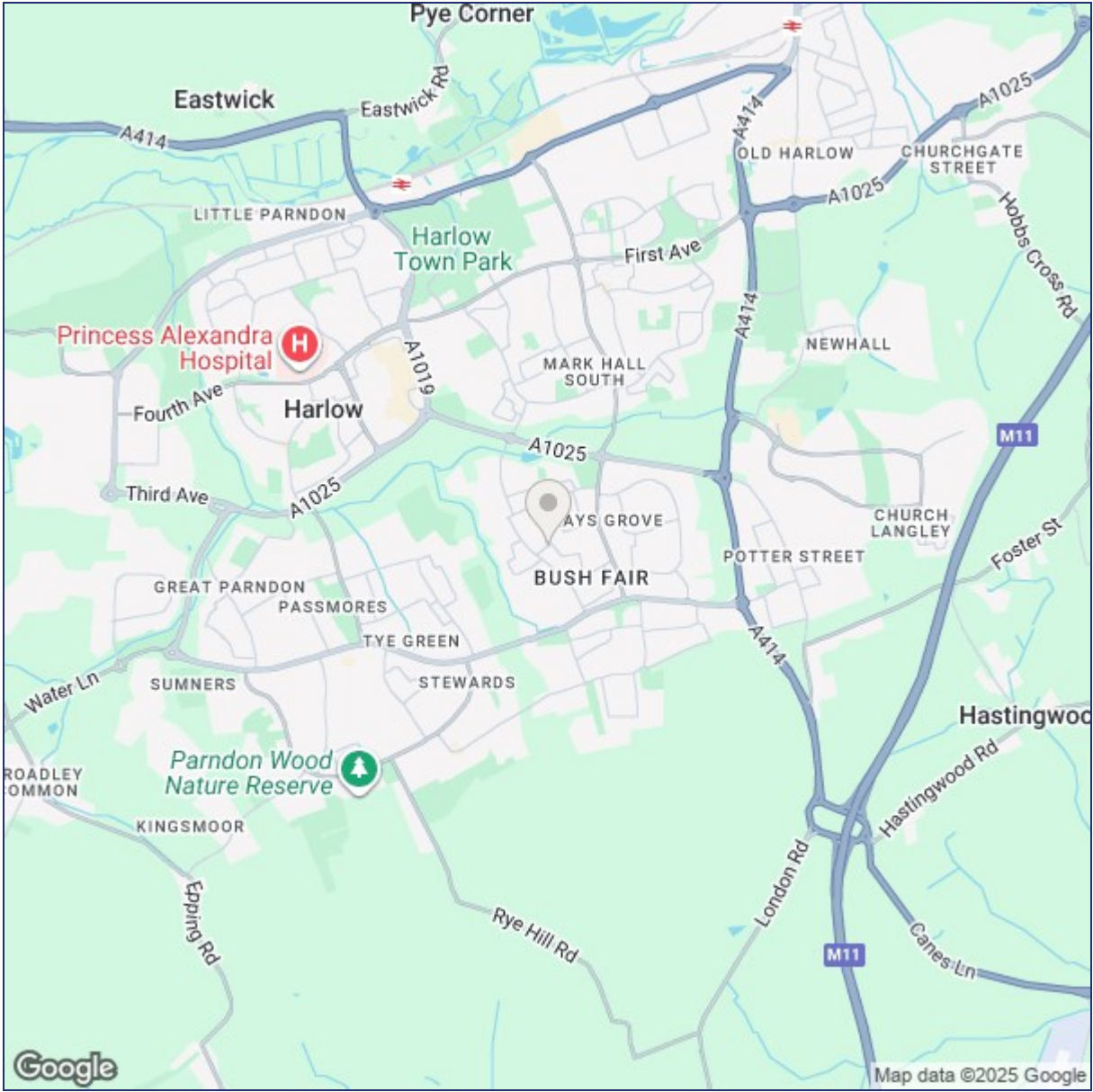
Bathroom 5'52 x 5'44

Double glazed opaque window to side aspect, single radiator, tiled flooring, panel enclosed bath with mixer tap and shower attached, wash hand basin with pedestal, low level flush WC, tiled walls

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

