



Edinburgh House | Edinburgh Gate | Harlow | CM20 2JE

Asking Price £190,000



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A ONE BEDROOM FIRST FLOOR FLAT adjacent to Harlow Town Train Station. This property comprises of an open plan lounge with modern fitted kitchen, double bedroom with built-in wardrobes and luxury bathroom suite (shower only). Features include large exterior facing windows providing lots of natural light, secure video intercom system and an allocated parking space. Edinburgh House was newly converted in 2018 and benefits from elevator access and a communal roof top garden. Viewings advised.

- One Bedroom
- Allocated Parking Space
- Council Tax Band: A
- First Floor Flat
- Next to Train Station
- EPC Rating: E

Edinburgh House

Located next to Harlow Town Train Station and only a short distance to Princess Alexandra Hospital, Edinburgh house was converted to approx. 253 apartments in 2017/18. The block features secure entry video intercom, several internal atriums, elevator access, visitor parking and a roof top garden.





Hallway

Solid oak door to communal landing. Radiator to wall. Storage cupboard housing washer/dryer and immersion heater. Internal doors to lounge and kitchen, bedroom and bathroom.

Lounge Kitchen Diner

21'4" x 9'8" (6.5 x 2.95)

Lounge area comprising of large window facing street and radiator to wall. Kitchen area featuring a modern fitted white gloss kitchen with LED lighting, tiled splash back and wooden worktops. Chrome sink, integral fridge freezer, integral dishwasher, electric oven, electric hob with integral cooker hood above.

Bedroom

10'9" x 8'10" (3.28 x 2.69)

Large window facing street, radiator to wall. Built-in wardrobe.

Shower Room

8'2" x 5'5" (2.49 x 1.65)

Luxury part tiled bathroom suite comprising of double shower cubicle, white WC and wash hand basin, chrome heated towel rail and demister mirror.

Lease Information

The below figures have been provided to us by the vendors:

Service Charge and Ground Rent: Approx. £539 per six monthly (£1,078 per annum)

Lease: 125 years from June 2018



Floor Plan

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 37.3 sq. metres (401.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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