



Edinburgh Gate, Harlow, CM20 2UD
Offers Over £350,000



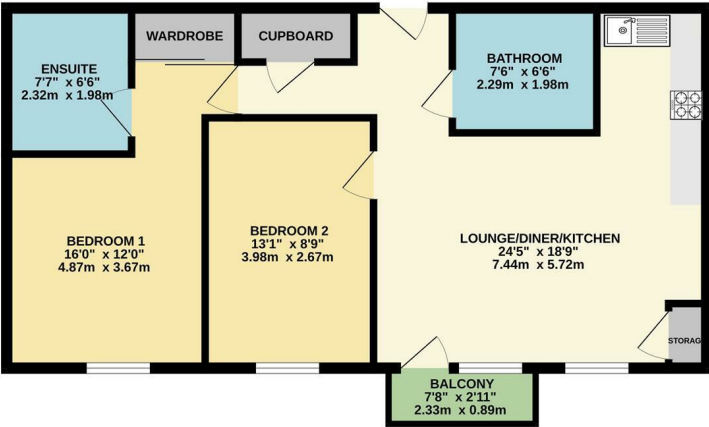
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A stunning two bedroom first floor apartment located just a two minute walk to Harlow Town Train Station with direct trains to London and Cambridge. Built in 2022, the apartment offers two double bedrooms with an en suite to the master, an open plan kitchen/lounge/diner with integrated appliances. Additionally, the apartment comprises a large family bathroom, balcony and multiple storage cupboards. Externally there is an allocated parking space in a locked, gated car park and a communal garden to the rear.

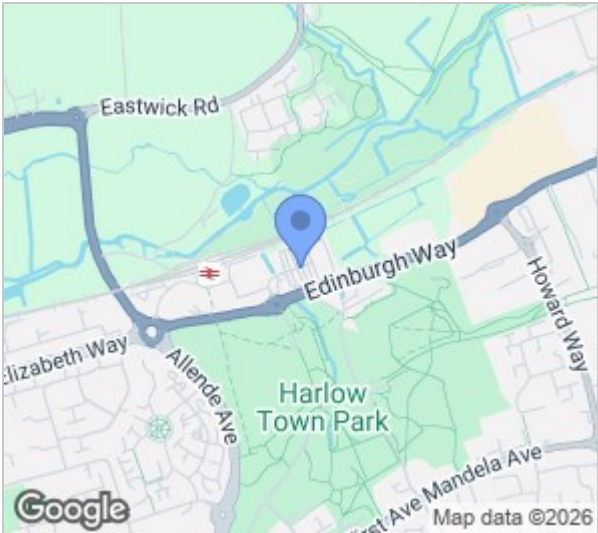
Moore House is located just a short walk to Harlow Town Train Station, Princess Alexandra Hospital and Harlow Town Centre offering a large range of shops, restaurants and cafes. Lease 997 years, Service Charge: £1500 per year. Ground Rent: Zero.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.