



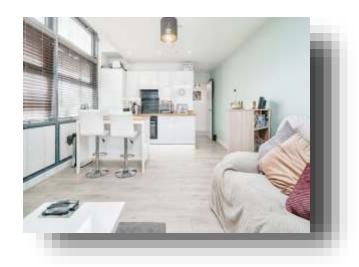


welcome to

Edinburgh House Edinburgh Gate, HARLOW

GUIDE PRICE £240,000-£250,000 This two bedroom apartment represents a perfect first-time purchase or investment opportunity due to its excellent condition and ideal location. The property is situated within the Edinburgh House development which offers allocated parking, lift access, bike storage and access to the rooftop garden.













- Accommodation Overview -

Entrance Hall

Laminate flooring with storage cupboard, cupboard with plumbing for washing machine and wall mounted electric heater.

Lounge / Kitchen

21' x 12' 5" (6.40m x 3.78m)

Double glazed window to rear aspect and double glazed window to side aspect, Fitted wall and base units with work surfaces over, stainless steel sink with drainer unit, 4 ring electric hob, electric oven, fridge/freezer, extractor hood, laminate flooring and wall mounted electric heater.

Bedroom 1

14' max x 9' 6" (4.27m max x 2.90m) Double glazed window to side access, laminate flooring and wall mounted electric heater.

En - Suite

Walk in shower cubicle, towel radiator, wash hand basin, wc, tiled floor, part tiled walls and illuminated mirror.

Bedroom 2

8' 8" x 8' 5" (2.64m x 2.57m) Double glazed window to rear aspect, laminate flooring and wall mounted heater.

Bathroom

Panel bath with mixer tap and shower over, shower screen, wc, wash hand basin, towel radiator, laminate flooring, part tiled walls and illuminated mirror.











welcome to

Edinburgh House Edinburgh Gate, HARLOW

- Two bedrooms
- Beautifully presented
- Modern fitted kitchen & integrated appliances
- Allocated under cover parking
- En-suite to master bedroom

Tenure: Leasehold EPC Rating: E

guide price

£240,000-£250,000











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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: HLO104010 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other



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