



Edinburgh House Edinburgh Gate, HARLOW CM20 2GS

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.



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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



Total floor area 85.5 sq.m. (700 sq.ft.) approx.
This location is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and dimensions are approximations. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must rely on their own experience.



Please note the marker reflects the postcode not the actual property

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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

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