

**Edinburgh House Edinburgh Gate, HARLOW CM20 2GS** 



## welcome to

## **Edinburgh House Edinburgh Gate, HARLOW**

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.

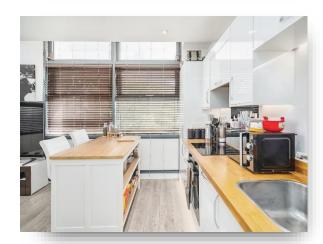












#### - Accommodation Overview -

#### **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

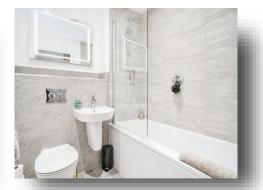
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

offers over

£235,000









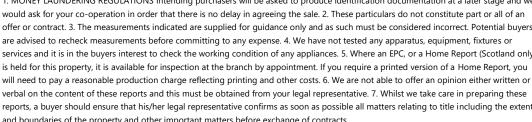
Coorde Map data @2024 Please note the marker reflects the postcode not the actual property

Edinburgh Way Edinburgh Way

view this property online williamhbrown.co.uk/Property/HLO104010



Property Ref: HLO104010 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 important matters before exchange of contracts.





william h brown

15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk

01279 433469

harlow@williamhbrown.co.uk

Edinburgh Gate

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.