



**Edinburgh House Edinburgh Gate, Harlow CM20 2TJ**



**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 and lift access.



## - Accommodation Overview -

### Entrance Hall

Storage cupboard with plumbing for washing machine.

### Lounge / Diner / Kitchen

20' 3" x 13' 4" ( 6.17m x 4.06m )

Window to front aspect, base and wall units with work surfaces over in the kitchen, built in dish washer and fridge/freezer.

### Bedroom 1

12' 9" x 9' 2" ( 3.89m x 2.79m )

Window to rear aspect, electric heater, wooden flooring and door to en-suite.

### En-Suite

Double shower, wash hand basin, wc and heated towel rail.

### Bedroom 2

10' 1" x 8' 6" ( 3.07m x 2.59m )

### Bathroom

Bath with shower attachment, wash hand basin and wc.



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welcome to

## Edinburgh House Edinburgh Gate, Harlow

- Two bedrooms
- Well presented throughout
- Modern fitted kitchen with integrated appliances
- Parking
- Lift access

Tenure: Leasehold EPC Rating: D

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

**£200,000**



Total floor area 57.6 m<sup>2</sup> (622 sq ft) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any land floor area), openings and orientations are approximate. No details are guaranteed. This cannot be relied upon for any purpose and this does not form part of any agreement. No liability is taken for any errors, omissions or inaccuracy. A job may be taken to open (improvements). Forwarded by www.froggipoint.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104257 - 0004

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