



Edinburgh House Edinburgh Gate, Harlow CM20 2JE

welcome to

Edinburgh House Edinburgh Gate, Harlow

****CASH BUYERS ONLY****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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

- Accommodation Overview - Entrance Hall

Storage cupboard with plumbing for a washing machine.

Lounge / Kitchen

20' x 13' 9" (6.10m x 4.19m)

Window to side aspect, wooden flooring, Butler style sink, built in dishwasher, spot lights, induction hob and electric oven.



Bedroom 1

12' 10" x 9' 3" (3.91m x 2.82m)

Window to side aspect, spot lights, wooden floor and door leading to en-suite.

En-Suite

Shower cubicle, wc, wash hand basin and heated towel rail.

Bedroom 2

9' 10" x 8' 5" (3.00m x 2.57m)

Wooden flooring and spot lights.

Bathroom

Bath with mixer tap, shower attachment, wash hand basin, wc, wooden flooring and spot lights.

Parking

Allocated.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Beautifully presented throughout

Tenure: Leasehold EPC Rating: Awaiting

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.

guide price

£200,000



Total floor area 60.5 m² (651 sq ft) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor levels, openings and all other details are approximate. 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 inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104305 - 0002

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

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.



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