



Edinburgh House Edinburgh Gate, Harlow CM20 2JE

welcome to

Edinburgh House Edinburgh Gate, Harlow

A beautifully-presented ground-floor, two-bedroom apartment situated in the sought-after Edinburgh House building, situated next to Harlow Town station.



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 - Lounge/Kitchen

23' 4" x 122' 2" (7.11m x 37.24m)

Double glazed window to front aspect and double glazed door to the front, laminate floor and electric heater.

Fitted wall and base units with work surfaces over, sink with mixer tap and drainer unit, integrated fridge/freezer, oven, hob and dishwasher and central sland.



Bedroom 1

13' 2" x 8' 4" (4.01m x 2.54m)

Double glazed window to the front aspect, laminate flooring, electric heater and spotlights.

Bedroom 2

12' 5" x 8' 5" (3.78m x 2.57m)

Two double glazed windows to the side aspect, laminate flooring and electric heater.

Bathroom

Wash hand basin, wc, bath with shower, partly tiled room and heated towel rail.

- Exterior -

Allocated parking and patio area.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two double bedrooms
- Stunning interior

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.

guide price

£190,000



Total floor area 52.9 sq. m. (560 sq. ft.) approx.
This plan is for illustrative purposes only. It is not to scale. The measurements, floor area, square and cubic metres are approximate. No liability is accepted for inaccuracy or omission of any detail and they are not to be used for any purpose other than to provide a guide to the general layout of the property. The plan is not to be used for any other purpose. EPC and LEA are not shown on this plan.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104323 - 0001

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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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