





welcome to

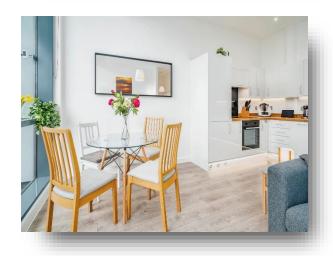
Edinburgh House Edinburgh Gate, Harlow

This one 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 offers a private terrace.













- Accommodation Overview -

Lounge/Kitchen 17' 4" x 15' 2" (5.28m x 4.62m)

Window to rear aspect and door onto balcony, Kitchen area has wall and base units with work surfaces over, sink unit, integrated dishwasher and fridge/freezer, electric oven and hob and wooden effect flooring.

Bedroom

11' 11" x 10' (3.63m x 3.05m)

Window to front aspect, electric heater and wooden effect flooring.

Bathroom

Wash hand basin, wc, bath with mixer tap and shower attached and heated towel rail.

Balcony

28' 8" x 9['] 8" (8.74m x 2.95m)

Terrace with paved area and gravel surround.





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Edinburgh House Edinburgh Gate, Harlow

- Allocated parking
- Private terrace
- Modern fitted kitchen
- Lift Access
- One 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 in excess of

£230,000



Total floor area 41.9 m² (451 sq.ft.) approx

This floor area (1.9 pin is for fluxferine purposes only It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate, two details are guaranteed, they cannot be nelied upon for any suprose and they const form part of any agreement. No lability is taken for any error, crisison or misstatement. A party must rely upon its own hap-stono(s), Powered by wew/foolingent.com









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO104829 - 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 quidance 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.

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