



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

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**welcome to**

**Edinburgh House Edinburgh Gate, HARLOW**

**\*\*CHAIN FREE\*\*** William H Brown offer for sale a well-presented open plan living, two-bedroom apartment in the sought-after Edinburgh House development, situated next to Harlow Town.



## - Accommodation Overview –

### Entrance Hall

Cupboard with plumbing for washing machine.

### Lounge/Kitchen

17' 11" x 16' 3" ( 5.46m x 4.95m )

Window to front aspect and window to side aspect, wooden floor, electric radiator and spotlights.

Fitted wall and base units with work surfaces over, sink with drainer unit, integrated fridge/freezer, oven and electric hob and spotlights.

### Bedroom 1

14' 4" x 12' 5" ( 4.37m x 3.78m )

Window to side aspect, electric radiator, door leading to en suite and wooden flooring.

### En Suite

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

### Bedroom 2

14' 3" x 9' 1" ( 4.34m x 2.77m )

Window to front aspect, electric radiator and wooden flooring.

### Bathroom

Bath with wall mounted mixer, wc, wash hand basin, partially tiled and heated towel rail.



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## Edinburgh House Edinburgh Gate, HARLOW

- Two bedrooms
- Allocated parking
- Access to town centre and hospital
- Chain free
- Access to Harlow Town station

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 147.00

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.



Total floor area 84.2 m<sup>2</sup> (906 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

£250 000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104180 - 0002

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