



Edinburgh House Edinburgh Gate, HARLOW CM20 2TJ

Not for marketing purposes INTERNAL USE ONLY

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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- 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

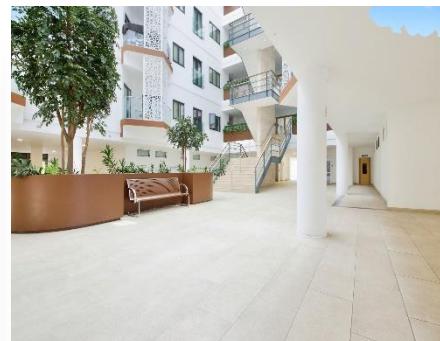
Ground Rent: 147.00

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 m² (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.focallgent.com

£250 000



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Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104180 - 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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