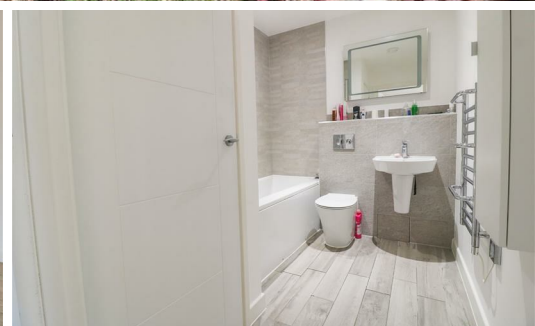




**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



**31 Edinburgh Gate, Harlow, CM20 2JE**

**Guide price £220,000**

Guide Price £220,000-£240,000

Fortune and Coates are pleased to offer for sale this two double bedroom ground floor apartment situated in the sought after Edinburgh House development which is on the doorstep to Harlow Town train station and Harlow Town park and within easy reach of shops, restaurants, amenities, Princess Alexandra Hospital, the A414 and M11. The property comprises entrance hall, well presented open plan lounge/kitchen/dining area which benefits wall and base units with some integrated appliances, storage cupboards, laminate flooring, two double bedrooms and family bathroom. Outside, the apartment also benefits from having allocated parking and is situated just a moments walk from the train station. Viewing is advised!!

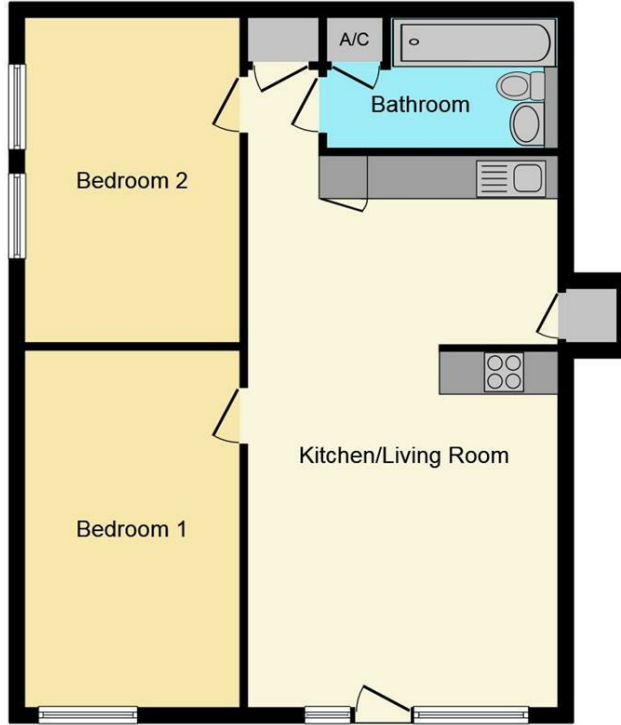
Lounge/Kitchen 23'3" x 12'2" (7.11 x 3.71)

Bedroom 13'1" x 8'3" (4.01 x 2.54)

Bedroom 12'4" x 8'5" (3.78 x 2.57)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

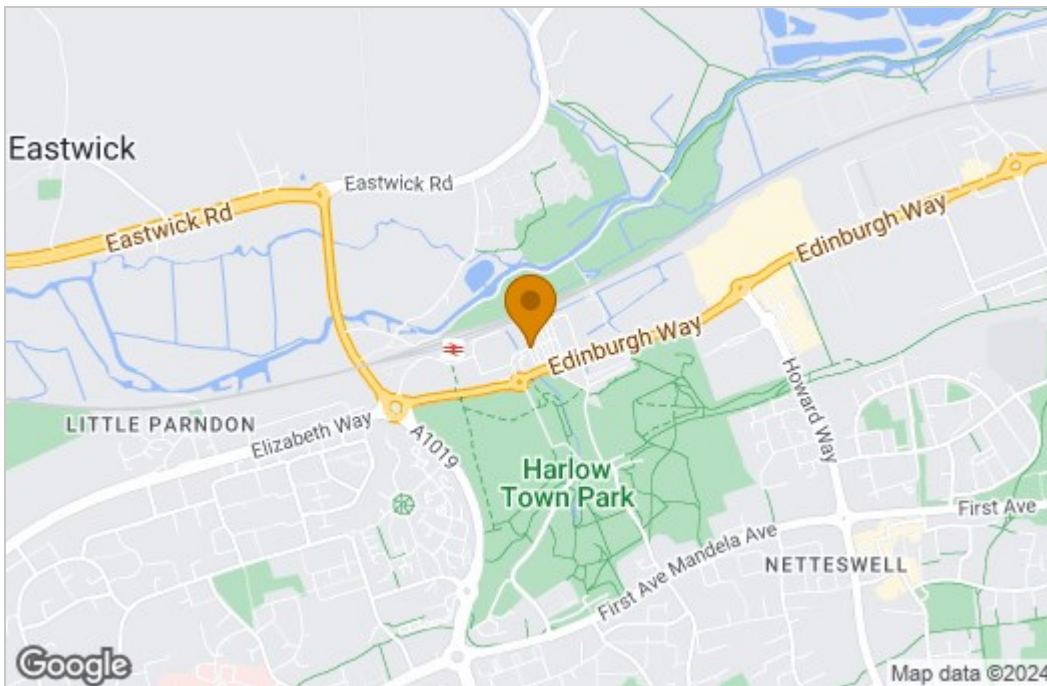
## Floor Plan



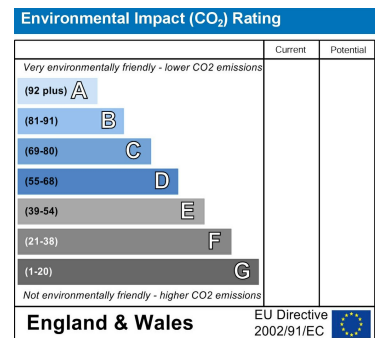
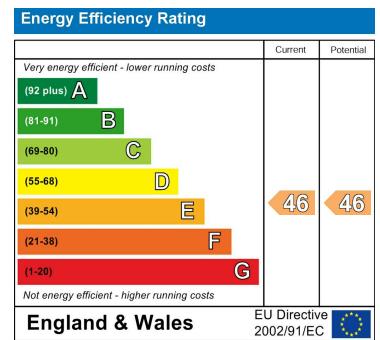
Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.