



**FORTUNE & COATES**

The People's Estate Agent

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



## 34 Hepworth House

Edinburgh Gate, Harlow, CM20 2UB

**Guide price £315,000**

Guide Price £315,000 - £325,000. Fortune and Coates are pleased to offer for sale this pristine fifth floor two bedroom apartment located in the prime location of Hepworth House, Edinburgh Gate, Harlow which is within a stones throw of Harlow Town train station with direct links to London, Cambridge and Stansted Airport, The town park, Princess Alexandra hospital and other amenities including restaurants, local shops and more. The apartment comprises an open plan living/kitchen space which is finished to a very high specification, master bedroom boasting an en-suite with double shower, second double bedroom with built in wardrobes, modern bathroom, wooden flooring fitted throughout and a balcony with plentiful space for seating and entertaining. Outside, the property also benefits allocated parking This property would make for the perfect first home or as an investment purchase due to the opportunity to achieve such a great rental return. Please contact Fortune and Coates today to arrange a viewing.

Lease Remaining is 998 Years  
Council tax band D  
Service Charge is £1,538 per annum

### Viewing

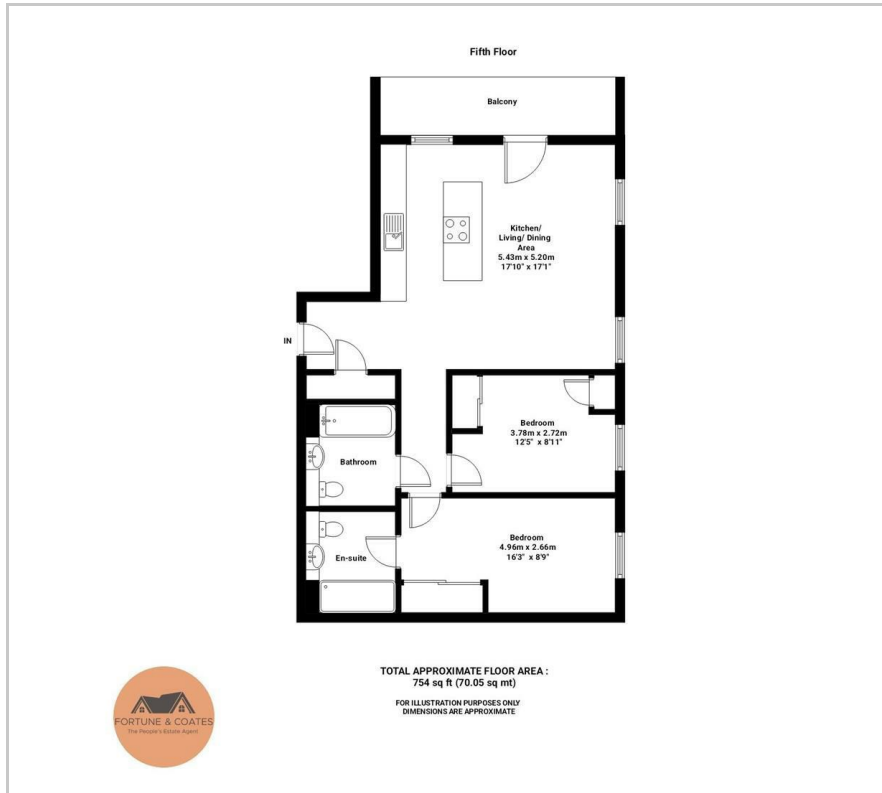
Please contact us on 01279 797376 if you wish to arrange a viewing appointment for this property or require further information.

- Fifth Floor
- Modern throughout
- Balcony
- Master Bedroom With En-suite
- Parking
- Great Location





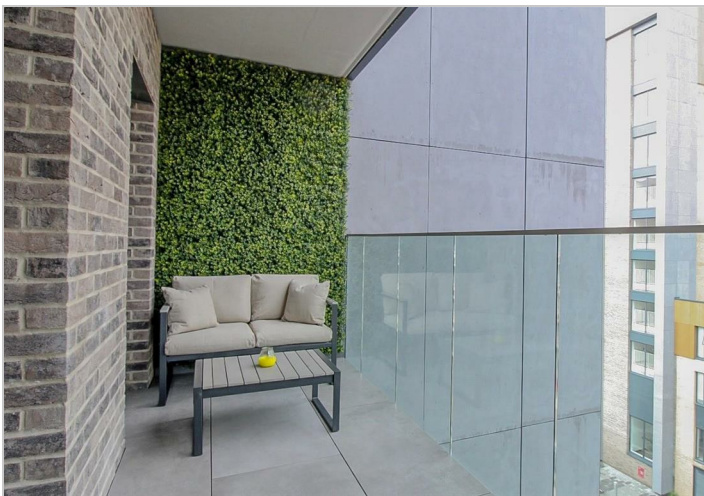
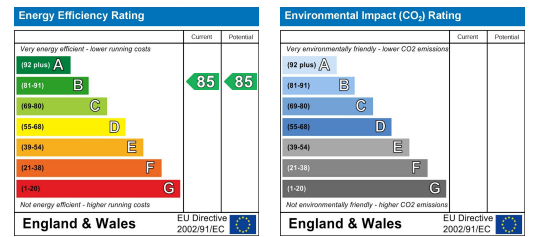
## Floor Plan



## 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.