



FORTUNE & COATES

The People's Estate Agent

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



228 Edinburgh Gate, Harlow, CM20 2TJ

£325,000

Fortune and Coates are excited to offer to the market this outstanding two bedroom top floor duplex apartment situated in the popular and convenient location of Edinburgh House, Harlow.

This apartment is in excellent condition throughout and comprises of a front door to entrance hallway with cloakroom leading into the spacious and bright open plan lounge/diner/kitchen with high gloss wall and base units, integrated oven, hob and appliances with breakfast bar that overlooks the floor to ceiling windows with french doors that lead to the generous "L" shaped balcony that overlooks Harlow Town Park. The lounge area is perfectly positioned to also enjoy the picturesque views with plenty of space to relax.

Upstairs you are greeted with two double bedrooms offering natural light in abundance to both rooms and one featuring a bespoke raised storage area. The modern

Lounge/Dining/Kitchen 13'8" max x 18'10" (4.19 max x 5.75)

Balcony 12'3" x 22'10" (3.74 x 6.97)

Cloakroom/W.C

Bedroom 9'6" x 9'6" (2.91 x 2.91)

Raised Storage 2.91 x 1.37

Bedroom 9'6" x 7'2" (2.91 x 2.19)

Bathroom

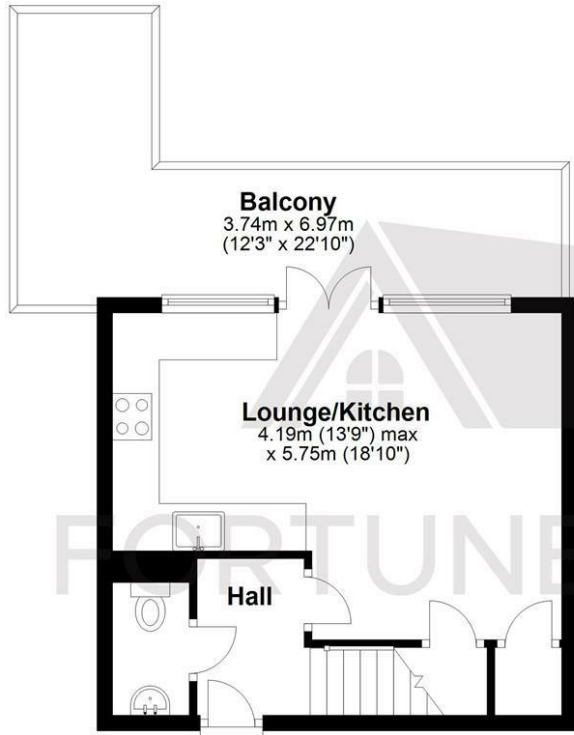
Raised Storage 2.14 x 1.37

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose

Floor Plan

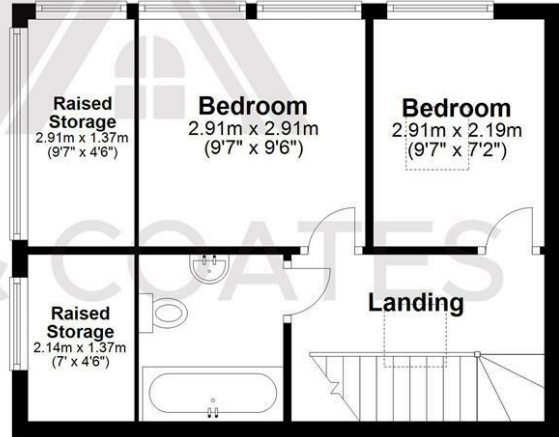
Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.2 sq. feet)

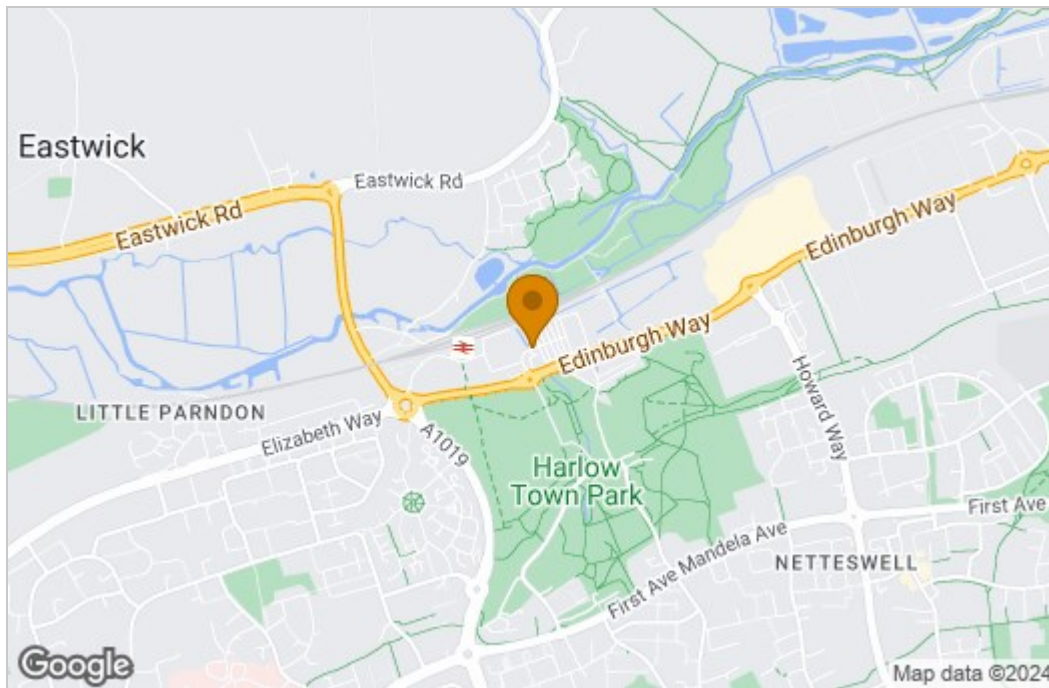


Total area: approx. 63.3 sq. metres (681.5 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	45
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.