



Mill Court Edinburgh Gate, Harlow CM20 2JG

welcome to

Mill Court Edinburgh Gate, Harlow

William h Brown are delighted to offer for sale this immaculately presented, 1 bedroom, top floor penthouse situated in the central, sought after area of Mill Court, Edinburgh Gate, Harlow. Please call us today to arrange an early viewing.



- Accommodation Overview –

Entrance Hall

Lounge

24' 10" x 11' 7" (7.57m x 3.53m)

Laminate flooring, door to the rear, roof terrace, a radiator and a double glazed window to the rear aspect.

Kitchen

Fitted wall and base units, electric integrated oven, sink, drainer unit and mixer tap over, integrated washing machine and tiled splash back.

Bedroom

13' 7" x 8' 3" (4.14m x 2.51m)

Fitted carpet, double glazed window to the rear aspect and a radiator.

Bathroom

Fully tiled walls and flooring, towel radiator, WC, vanity wash hand basin and a panel bath with a shower attachment.



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Mill Court Edinburgh Gate, Harlow

- Top floor penthouse
- Spacious roof terrace
- One bedroom
- One allocated parking space
- Good location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 44.9 sq.m. (484 sq.ft.) approx
The floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO105325 - 0004

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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