



**FORTUNE & COATES**

The People's Estate Agent

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



## Edinburgh House Edinburgh Gate, Harlow, CM20 2GS

**Offers in excess of £200,000**

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

Upon entering, you are greeted by an inviting hallway that provides access to all rooms, ensuring a seamless flow throughout the home.

The heart of the apartment is the spacious open-plan lounge, dining, and kitchen area. This large space is designed for both relaxation and entertaining, featuring a cosy living area that is ideal for hosting family and friends. The kitchen boasts white wall and base units, complemented by a sleek white tiled splash back. It comes equipped with an integrated oven, hob, fridge/freezer, and dishwasher. There is also ample room for a dining table, creating a perfect setting for hosting family and friends.

Lounge/diner/kitchen 11'1" x 21'3" (3.40 x 6.49)

Bedroom 8'10" x 10'8" (2.71 x 3.26)

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

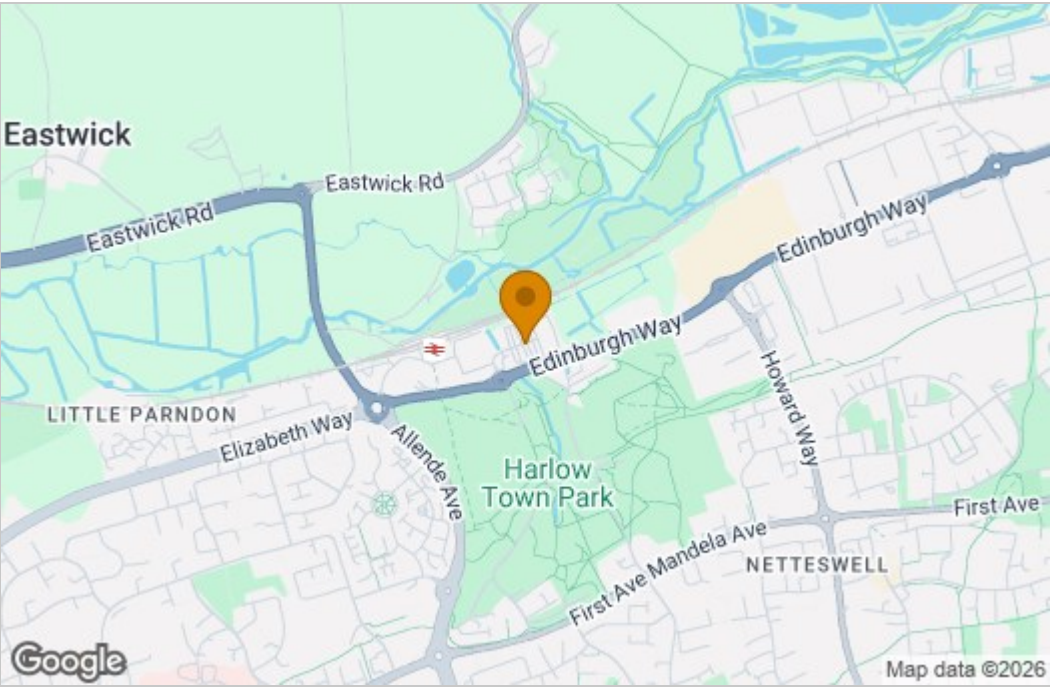


Total Area: approx. 40.3 m² ... 434 ft²

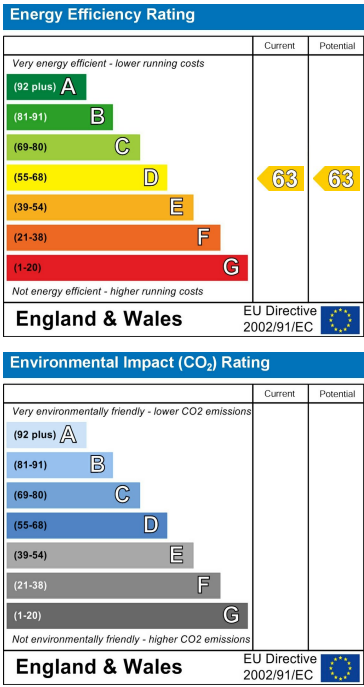
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

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.