



## 2 HEPWORTH HOUSE EDINBURGH GATE HARLOW, CM20 2UB

£1,250 PER MONTH

Welcome to this charming new build apartment located in the desirable area of Edinburgh Gate, Harlow. This modern property, completed in 2022, offers a perfect blend of contemporary living and convenience, making it an ideal choice for first-time buyers or those seeking a stylish rental.

Spanning an impressive 538 square feet, this one-bedroom apartment is situated on the first floor, providing a delightful view from its private balcony. The open-plan design of the reception room creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed bedroom offers a peaceful retreat with additional built-in wardrobe space, while the bathroom is fitted with modern fixtures, ensuring comfort and functionality.

One of the standout features of this property is its allocated parking bay, a rare find in such a central location. Residents will appreciate the ease of access to Harlow Town train station, which is just

# FUTURE LET



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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