



Edinburgh House, Harlow, CM20 2GS
Guide Price £190,000

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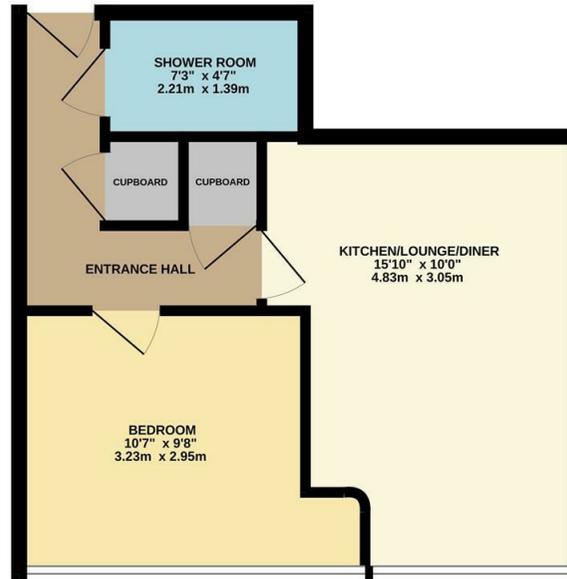
****Guide Price £190,000 to £200,000****

Located just a stones throw from Harlow Town Train Station, with London's Liverpool Street only 32 minutes away, is this one double bedroom third floor apartment with allocated, underground parking. Inside there is an entrance hallway leading to an open plan lounge/kitchen/diner and a range of fitted wall and base units and integrated appliances, a double bedroom and a stunning shower room. The communal areas of the building include a secure door entry system, a bright and airy lobby with lifts and a beautiful rooftop garden area. Edinburgh House is found within walking distance of excellent local amenities including, shops, schools, Harlow Town Park and Princess Alexandra Hospital.

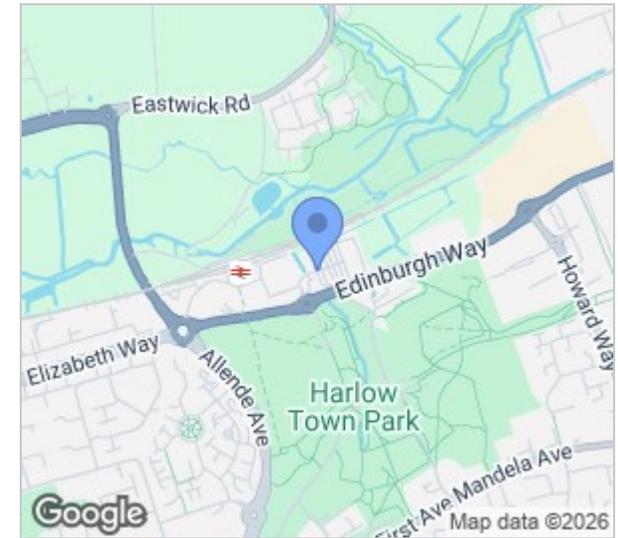
Lease Remaining: 118 years. Service Charge: £90 per month. Ground Rent: £198 per year.



THIRD FLOOR
381 sq.ft. (35.4 sq.m.) approx.



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TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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