



**Edinburgh House Edinburgh Gate, Harlow CM20 2TJ**



**welcome to**

## **Edinburgh House Edinburgh Gate, Harlow**

This one bedroom apartment represents a perfect first-time purchase or investment opportunity due to its excellent condition and ideal location. The property is situated within the Edinburgh House development which offers allocated parking, lift access, bike storage and offers a private terrace.



## - Accommodation Overview –

### Lounge/Kitchen

17' 4" x 15' 2" ( 5.28m x 4.62m )

Window to rear aspect and door onto balcony,  
Kitchen area has wall and base units with work  
surfaces over, sink unit, integrated dishwasher and  
fridge/freezer, electric oven and hob and wooden  
effect flooring.

### Bedroom

11' 11" x 10' ( 3.63m x 3.05m )

Window to front aspect, electric heater and wooden  
effect flooring.

### Bathroom

Wash hand basin, wc, bath with mixer tap and  
shower attached and heated towel rail.

### Balcony

28' 8" x 9' 8" ( 8.74m x 2.95m )

Terrace with paved area and gravel surround.



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## Edinburgh House Edinburgh Gate, Harlow

- Allocated parking
- Private terrace
- Modern fitted kitchen
- Lift Access
- One bedroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1250.00

Ground Rent: 235.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 41.9 m<sup>2</sup> (451 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104829 - 0004

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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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