



**FORTUNE & COATES**

The People's Estate Agent

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## 29 Austin House, Edinburgh Gate, Harlow, CM20 2UA

Guide price £350,000-£375,000

Fortune and Coates are excited to welcome to the market this wonderful two bedroom top floor apartment situated in the prestigious location of Austin House, Edinburgh Gate, Harlow.

This home offers a secure video entry system into the building with elevator to the top floor and is very well presented throughout. Internally comprises an inviting entrance hallway with storage, the open plan living room/kitchen/dining room with the kitchen offering a

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# 29 Austin House, Edinburgh Gate, Harlow, CM20 2UA



- Two Bedroom Top Floor Apartment
- Both Bedrooms Double
- Close To Amenities
- Chain Free
- En-Suite To Primary Bedroom
- Early Viewing A MUST
- Spacious Rooftop Terrace
- Allocated Parking

## Living Room

10'5" x 17'1" (3.19 x 5.23)

## Kitchen/Dining Room

11'8" x 11'4" (3.58 x 3.46)

## Primary Bedroom

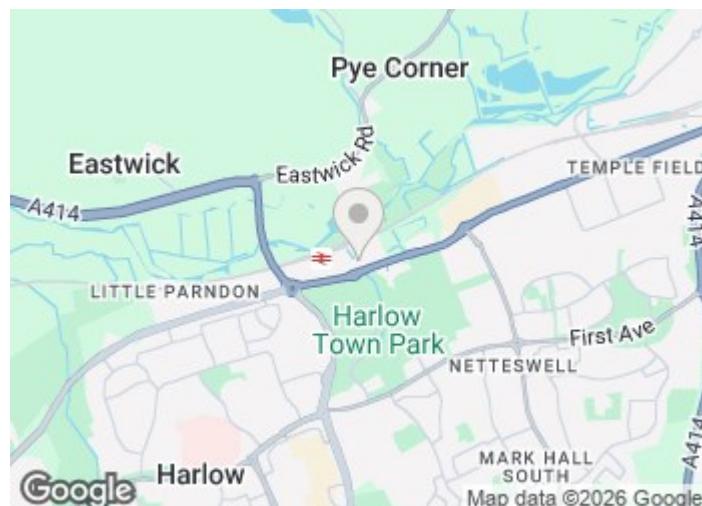
10'0" x 17'1" (3.06 x 5.23)

## Bedroom

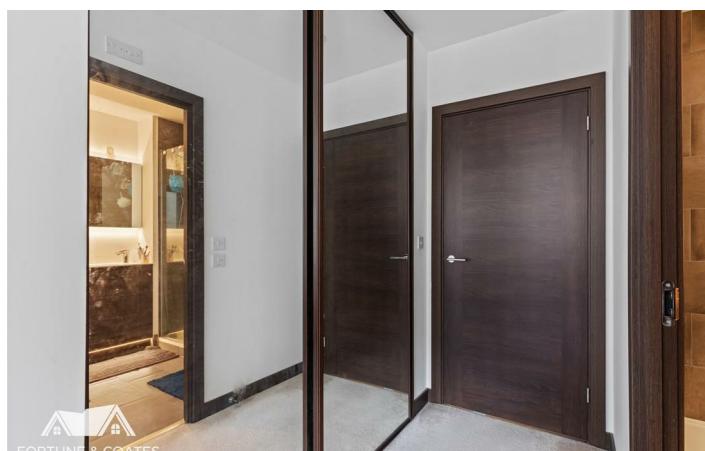
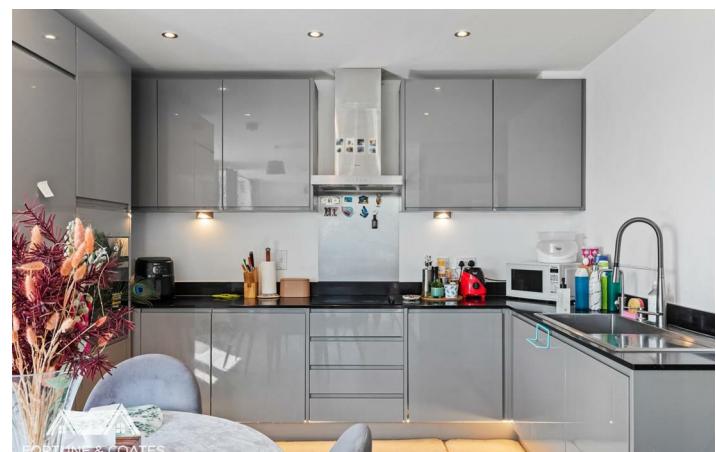
8'6" x 17'1" (2.61 x 5.23)

## Rooftop Terrace

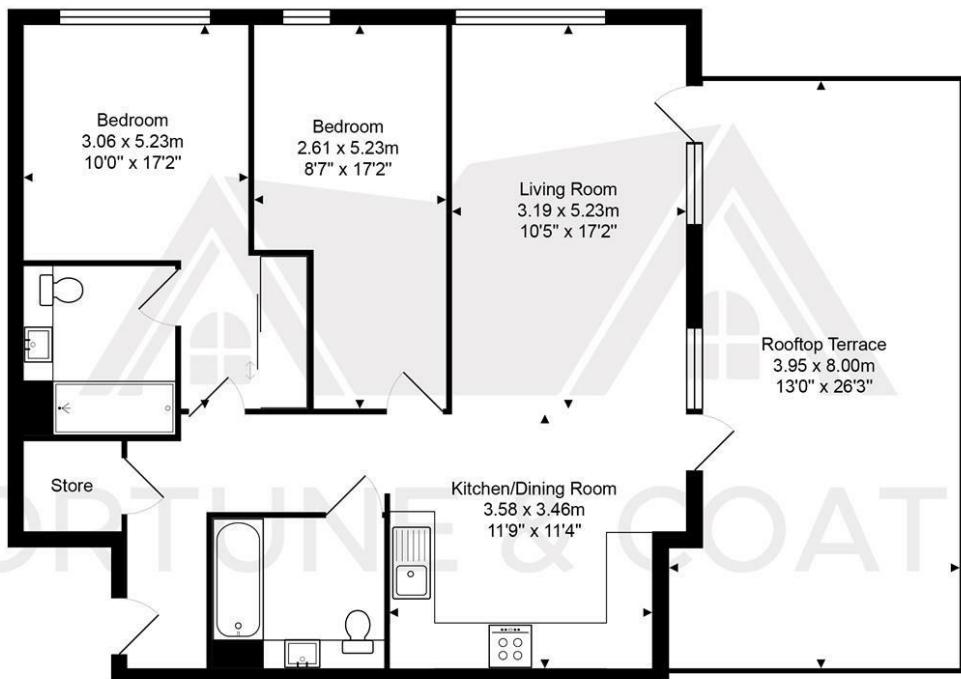
12'11" x 26'2" (3.95 x 8.0)



## Directions



## Floor Plan



Total Area: approx. 75.5 m<sup>2</sup> ... 813 ft<sup>2</sup> (excluding rooftop terrace)

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  
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| Energy Efficiency Rating                                   |  | Current                 | Potential               |
|--|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs<br>(92 plus) A |  |                         |                         |
| (81-91) B  |  | 84                      | 84                      |
| (70-80) 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |  | Current                 | Potential               |
|--|--|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |  |                         |                         |
| England & Wales  |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |