



- One Bedroom
- First Floor Flat
- Allocated Parking Space
- Next to Train Station

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

Offers In Excess Of £215,000

A ONE BEDROOM FIRST FLOOR FLAT adjacent to Harlow Town Train Station. This property comprises of an open plan lounge with modern fitted kitchen, double bedroom with built-in wardrobes and luxury bathroom suite (shower only). Features include large exterior facing windows providing lots of natural light, secure video intercom system and an allocated parking space. Edinburgh House was newly converted in 2018 and benefits from elevator access and a communal roof top garden. Viewings advised.



## Property Description

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### EDINBURGH HOUSE

Located next to Harlow Town Train Station and only a short distance to Princess Alexandra Hospital, Edinburgh house was converted to approx. 253 apartments in 2017/18. The block features secure entry video intercom, several internal atriums, elevator access, visitor parking and a roof top garden.

### HALLWAY

Solid oak door to communal landing. Radiator to wall. Storage cupboard housing washer/dryer and immersion heater. Internal doors to lounge and kitchen, bedroom and bathroom.

### LOUNGE AND KITCHEN

21' 03" x 9' 08" (6.48m x 2.95m) Lounge area comprising of large window facing street and radiator to wall. Kitchen area featuring a modern fitted white gloss kitchen with LED lighting, tiled splash back and wooden worktops. Chrome sink, integral fridge







freezer, integral dishwasher, electric oven, electric hob with integral cooker hood above.

### BEDROOM

10' 09" x 8' 10" (3.28m x 2.69m) Large window facing street, radiator to wall. Built-in wardrobe.

### BATHROOM

Luxury part tiled bathroom suite comprising of double shower cubicle, white WC and wash hand basin, chrome heated towel rail and demister mirror.



### LEASE INFORMATION

The below figures have been provided to us by the vendors:

Service Charge and Ground Rent: Approx. £539 per six monthly (£1,078 per annum)

Lease: 125 years from June 2018



## Floor Plan

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 37.3 sq. metres (401.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.