



- One Bedroom
- Third Floor Flat
- Allocated Parking Space
- Next To Train Station

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

Asking Price Of £225,000

A ONE BEDROOM THIRD 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. Features include large exterior facing windows providing lots of natural light with views overlooking greenery, 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

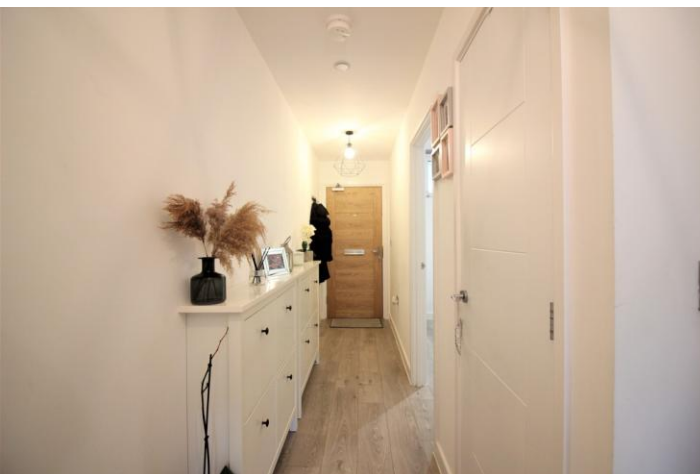
Located next to Harlow Town Train Station and only a short distance to Princess Alexandra Hospital, Edinburgh house was converted to approx. 253 apartments in 2017/18. The block features secure entry video intercom, several internal atriums, elevator access, visitor parking and a roof top garden.

### ENTRANCE HALL

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.

### KITCHEN LOUNGE DINER

20' 06" x 12' 05" (6.25m x 3.78m) Lounge area with radiator to wall and large windows overlooking greenery. Kitchen area featuring a modern fitted white gloss kitchen with LED lighting, tiled splash back and







wooden worktops. Chrome sink, integral fridge freezer, dishwasher, electric oven and electric hob with integral cooker hood above.

### **BEDROOM**

10' 05" x 8' 11" (3.18m x 2.72m) Double glazed window, radiator to wall. Built-in wardrobes.

### **BATHROOM**

7' 09" x 7' 01" (2.36m x 2.16m) Luxury part tiled bathroom suite comprising of white three-piece suite with shower over bath, 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. £630 per six monthly (£1,260 per annum)

Lease: 125 years from June 2018





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

Total area: approx. 44.6 sq. metres (479.9 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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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