



Edinburgh House | Edinburgh Gate | Harlow | CM20 2TJ

Offers In Excess Of £300,000



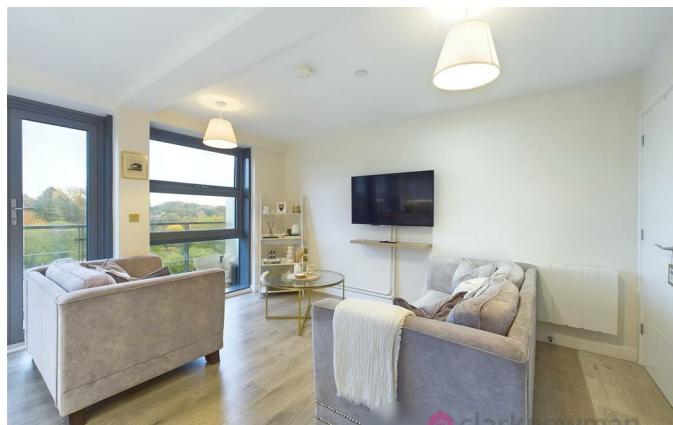
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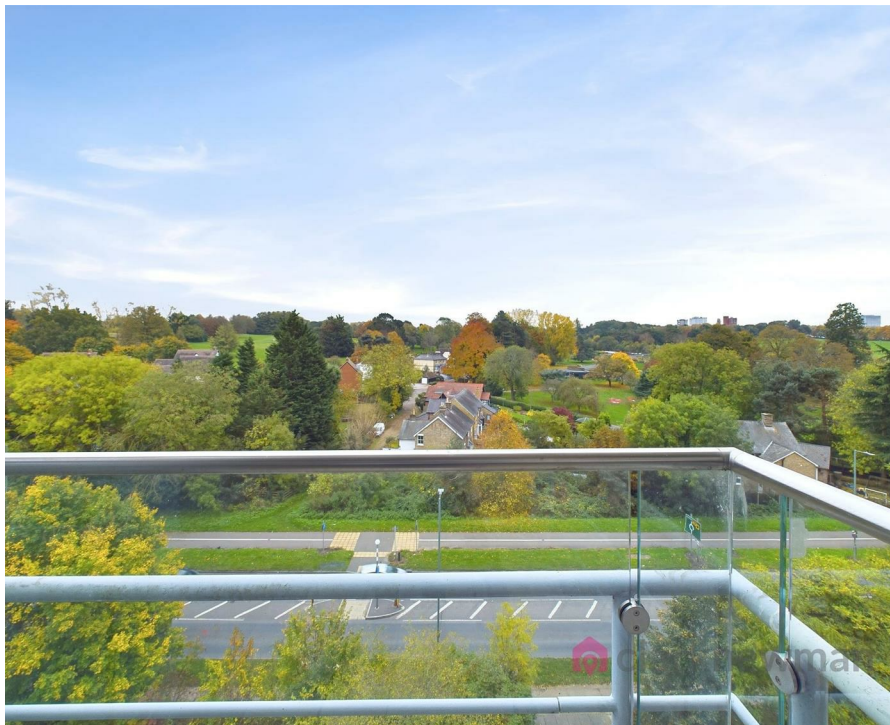
A SPLIT-LEVEL TWO BEDROOM TOP FLOOR FLAT adjacent to Harlow Town Train Station. The first level of the apartment comprises of an entrance hall with WC and an open plan living room with modern fitted kitchen and private balcony with amazing views over Harlow Town Park. Upstairs benefits from a large double bedroom, a generously sized single bedroom currently being used as an office space and a luxury family 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 2017 and benefits from elevator access and a communal roof top garden. Viewings advised.

- Two Bedroom Penthouse
- Split Level Apartment
- Allocated Parking Space
- Next To Train Station
- Council Tax Band: B
- EPC Rating: E

### 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

6'6" x 4'6" (1.98m x 1.37m)

Solid timber door to front with access onto communal landing. Electric radiator to wall. Stairs to first floor. Internal doors to living area and WC.

### WC

4'11" x 3'3" (1.50m x 0.99m)

White WC and vanity sink. Chrome heated towel rail to wall. Extractor fan in ceiling. Internal door to entrance hall.

### Living Room & Kitchen

13'7" x 18'11" (4.14m x 5.77m)

Double glazed windows and doors out onto balcony. Secure entry video intercom and radiator to wall. Internal door to entrance hall. Two storage cupboards (housing hot water cylinder and washing machine). Kitchen comprising of oak worktops with breakfast bar and inset sink. Integral appliances comprising of electric oven and hob, cooker hood, fridge freezer and dishwasher. Tiled splashback with modern metro style tiles.

### Landing

4'0" x 10'7" (1.22m x 3.23m)

Internal staircase. Radiator to wall. Skylight in ceiling. Internal doors to bedrooms and family bathroom.

### Bedroom One

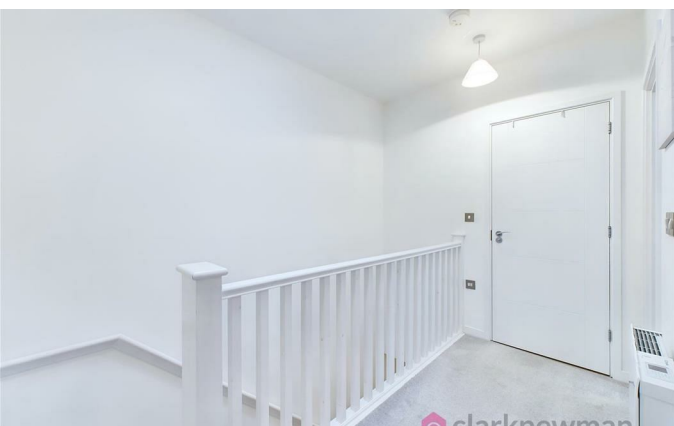
10'4" x 9'2" (3.15m x 2.79m)

Double glazed windows on two aspects. Radiator to wall. Media wall with and abundance of storage behind. Internal door to landing.

### Bedroom Two

9'11" x 7'2" (3.02m x 2.18m)

Double glazed window, radiator to wall. Skylight in ceiling. Internal door to landing.



### Family Bathroom

7'1" x 5'7" (2.16m x 1.70m)

Double glazed window. White suite with shower over bath and glass screen. White WC and pedestal sink to wall. Chrome heated towel rail and mirror to wall. Large useful shelf ideal for bathroom storage. Extractor fan. Internal door to landing.

### Balcony

5'11" x 24'6" (1.80m x 7.47m)

South-facing large rear balcony with plenty of space for seating and with views overlooking Harlow Town Park.

### Lease Information

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

Service Charges: £1,400 per annum

Ground Rent: £290 per annum

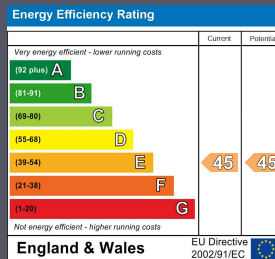
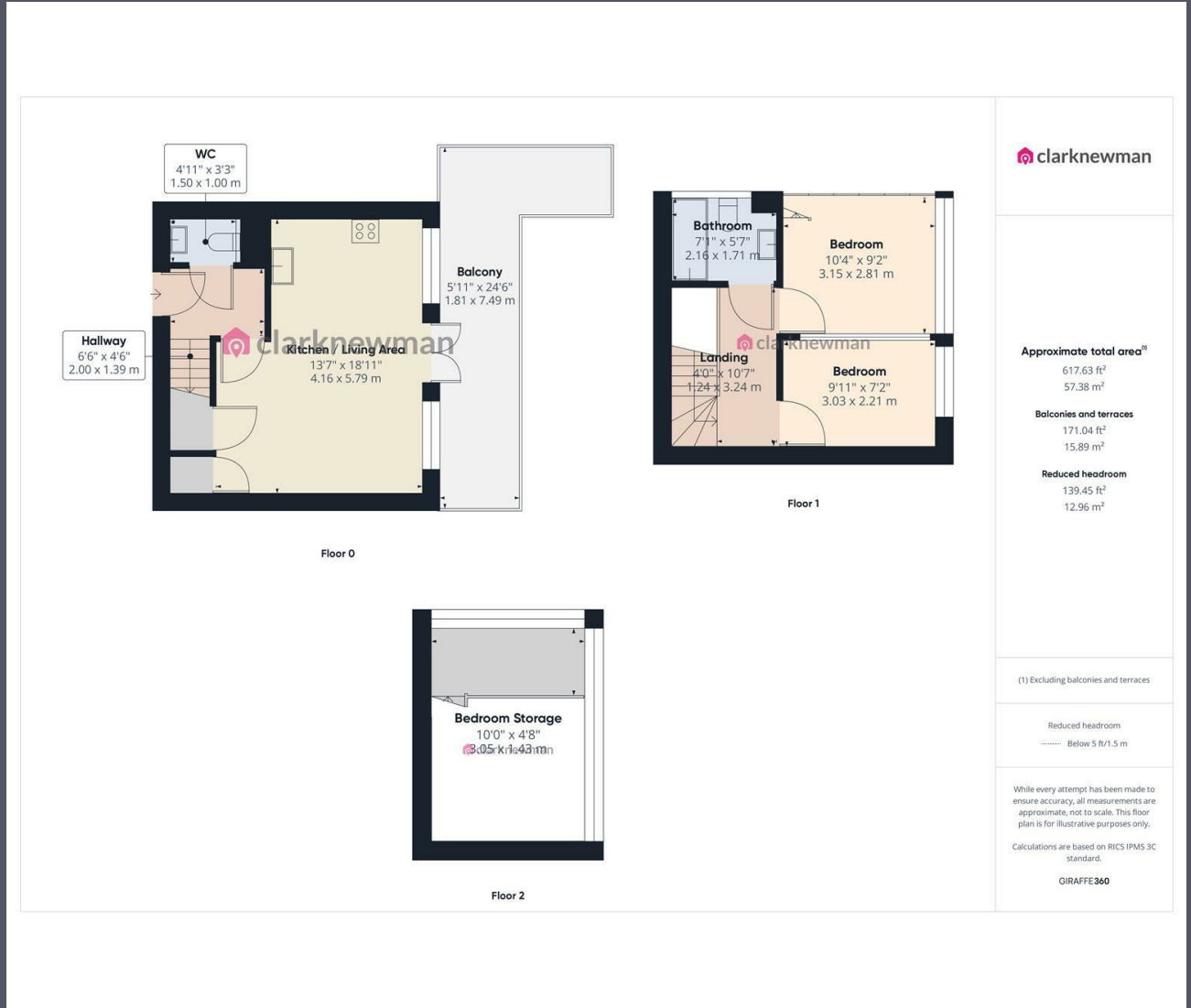
Lease: 118 years remaining

The residents have recently instructed a new managing agent "Red Rock Property Management" and they aim to reduce the annual service charges by 20%.

### Vendors Note

The building is provided with broadband by a sole provider offering speeds well above 80mbps. The sellers have an onward purchase agreed so can move as soon as needed and can facilitate a quick sale.





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