



Edinburgh House | Edinburgh Gate | Harlow | CM20 2GS

Asking Price £200,000



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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.

- One Bedroom
- Allocated Parking Space
- Council Tax Band: A
- Third Floor Flat
- Next To Train Station
- EPC Rating: D

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

20'6" x 12'5" (6.25 x 3.78)

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

10'5" x 8'11" (3.18 x 2.72)

Double glazed window, radiator to wall. Built-in wardrobes.

Bathroom

7'9" x 7'1" (2.36 x 2.16)

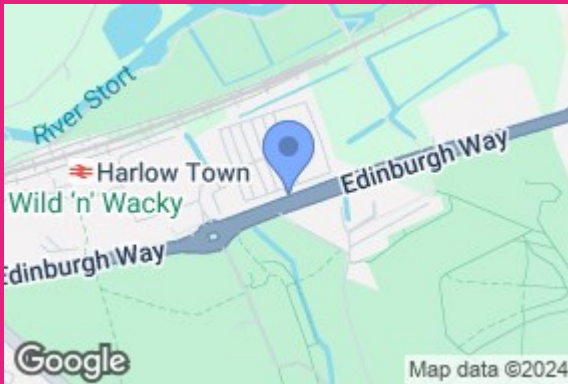
Luxury part tiled bathroom suite comprising of white three piece suite with shower over bath, white WC and wash hand basin, chrome heated towel rail and demister mirror.

Lease Information

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

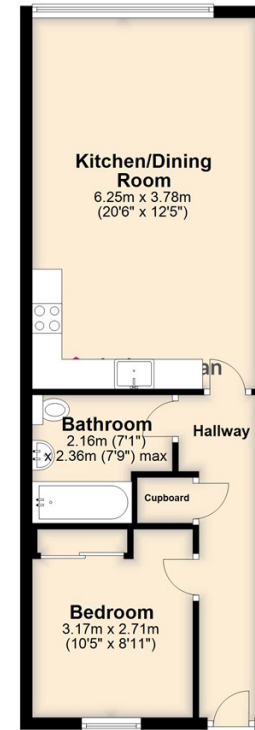
Service Charge and Ground Rent: Approx. £630 per six monthly (£1,260 per annum)

Lease: 125 years from June 2018



Floor Plan

Approx. 44.6 sq. metres (479.9 sq. feet)



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Not energy efficient - higher running costs</p> <p>England & Wales EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales EU Directive 2002/91/EC</p>	

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