



131 Edinburgh House Edinburgh Gate, Harlow, CM20 2GS
Offers In Excess Of £250,000

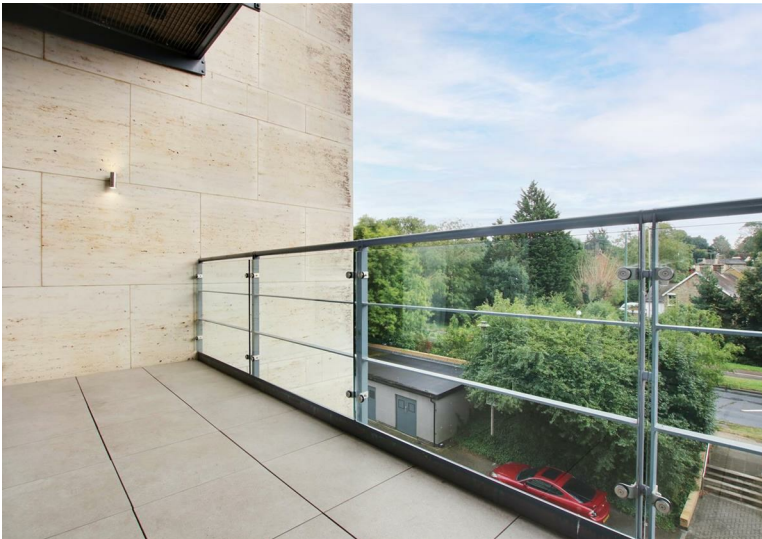


131 Edinburgh House Edinburgh Gate, Harlow, CM20 2GS

****PRICED TO SELL** / ****MOVE ASAP**** / CHAIN FREE / **** £250,000 - £275,000 ******

- Stunning Two Double Bedroom Apartment - Located a stones throw away from Harlow Town Station, offered CHAIN FREE. This is a perfect INVESTMENT with a potential rental of up to £1500 per month rental income, or, FIRST TIME BUY.

Being sold as CHAIN FREE and a motivated vendor - We strongly recommend a viewing at your earliest convenience.



Summary

Comprising of an open plan kitchen/living room with matching eye and base level units, fitted with a range of appliances and solid wood worksurfaces. The living space is wider than usual compared with others in the block and has large window aspects allowing an abundance of natural light.

The main bedroom benefits from being a large double with fitted wardrobe, floor to ceiling windows and French doors leading to large private balcony area. Leading onto an en-suite bathroom with walk in shower cubical, w/c and heated towel rail.

Additionally the second bedroom is a further double room with window aspect into the atrium, including a large sliding door wardrobe. Main bathroom with white three piece suite and window aspect.

Further benefits include, a large storage cupboard, a utility cupboard, allocated parking space and visitor bays available, immaculate communal areas, lift access, bike store and large rooftop terrace.

This property is conveniently located within walking distance to the town centre, hospital and local amenities. The apartment is situated opposite the town park and benefits from the view. Ideal for commuters, first time buyers and those who enjoy traveling to London Liverpool Street.

Entrance Hallway

Open Plan Kitchen/Living Room

Bedroom One

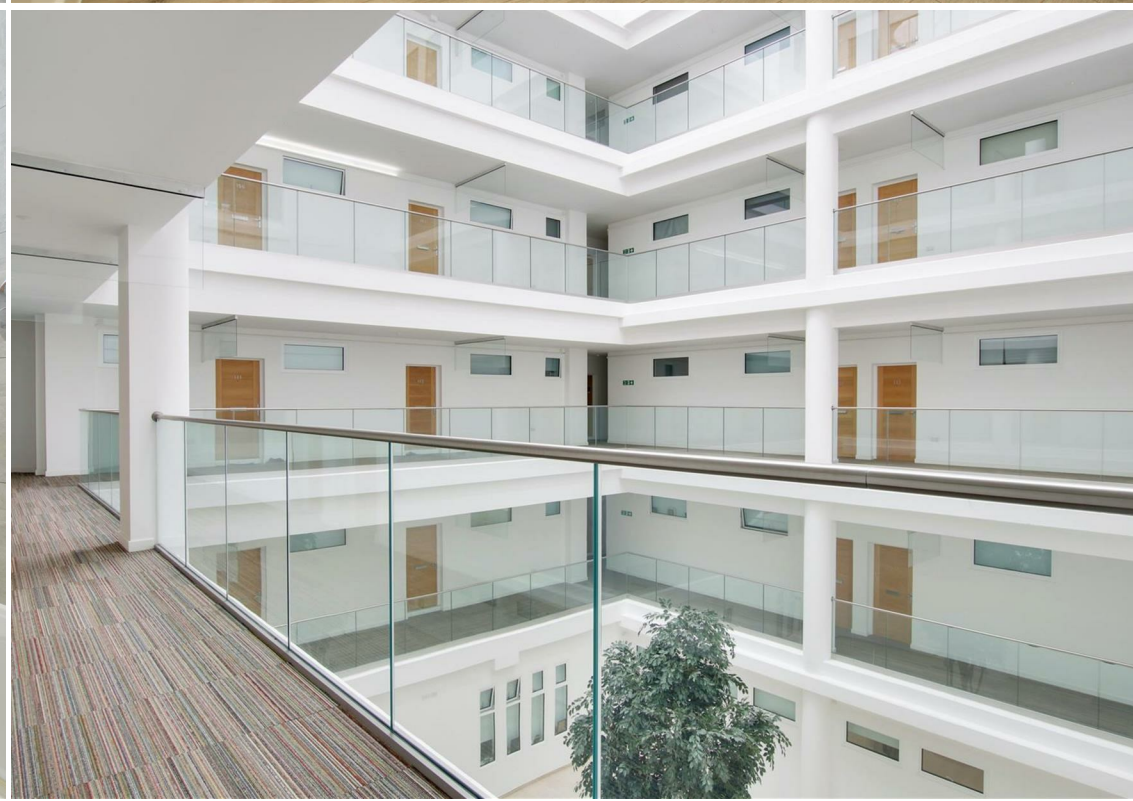
En-Suite

Bedroom Two

Bathroom

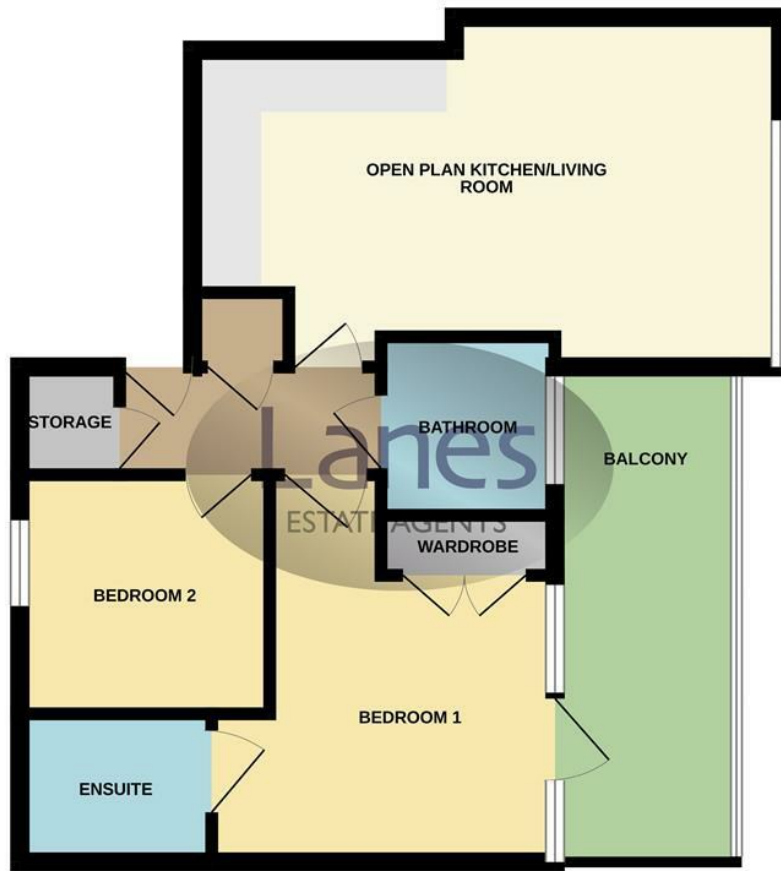
Balcony

Parking Space





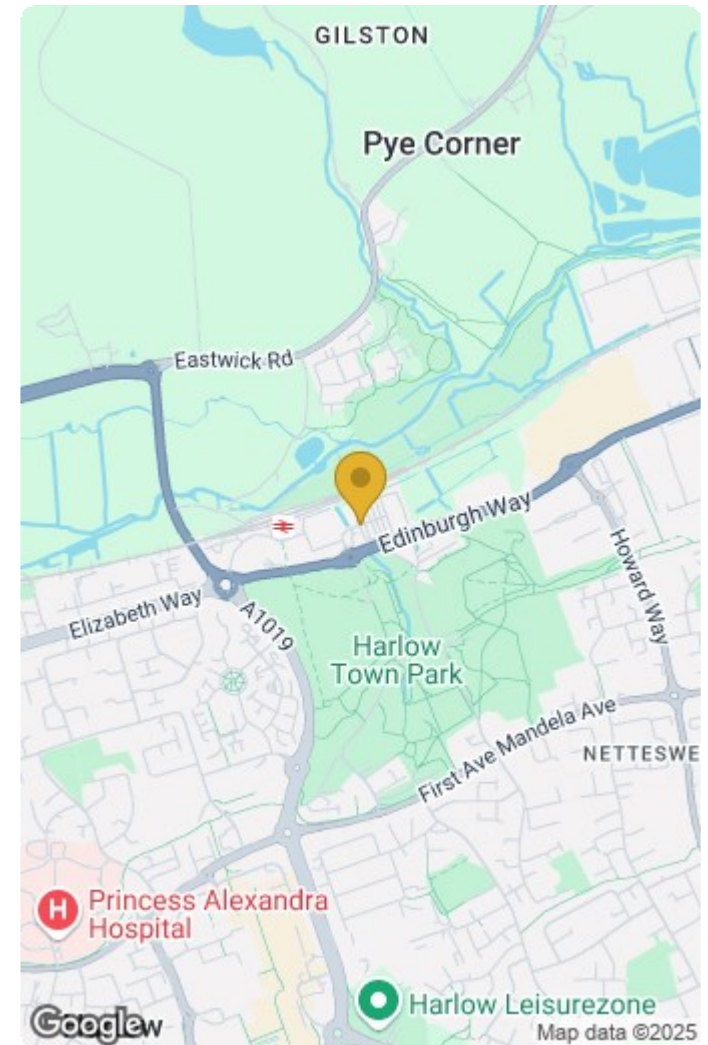
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

