



Edinburgh Gate, Harlow, CM20 2UH

GUIDE PRICE £365,000 to £375,000.

Geoffrey Matthew Estates are delighted to offer this chain free top floor penthouse two bedroom, two bathroom apartment in the new Edinburgh Way development. This property has super views across the town park, is finished to a very high standard throughout. The internal living space comprises of an entrance hall leading to the open plan kitchen/living space with a door leading to a private balcony allowing for plenty of natural light to enter the apartment. There are two double bedrooms with an ensuite bathroom to the master. Additional features include, gas central heating and an allocated parking space. EPC Band B.

Viewing is highly recommended.

Guide Price £365,000

Edinburgh Gate, Harlow, CM20 2UH



- New Build Development
- Ensuite to Master
- Over 750 sq ft
- Private Balcony
- Penthouse Apartment
- South Facing Balcony
- Parking Space
- 2 Double Bedrooms
- Close to Harlow Town Station
- Luxury Kitchen and Bathrooms

Accommodation Comprises:

Hallway

3'7 x 10'4 (1.09m x 3.15m)

Kitchen/Living area

18'2 x 17'8 (5.54m x 5.38m)

Bedroom One

8'9 x 16'1 (2.67m x 4.90m)

En-suite

7'7 x 5'6 (2.31m x 1.68m)

Bedroom Two

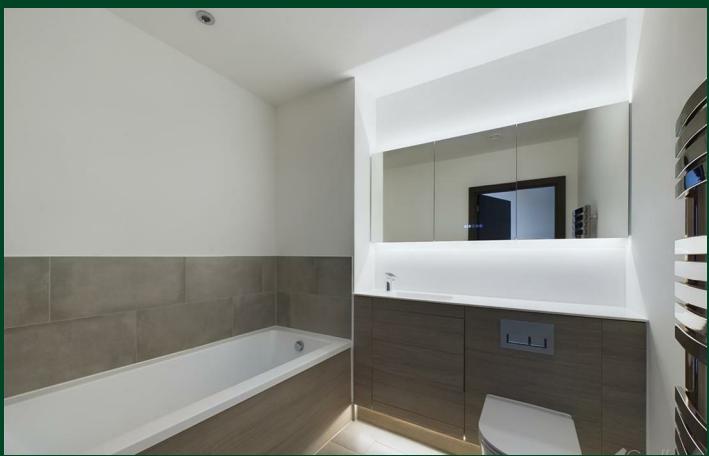
8'9 x 12'4 (2.67m x 3.76m)

Bathroom

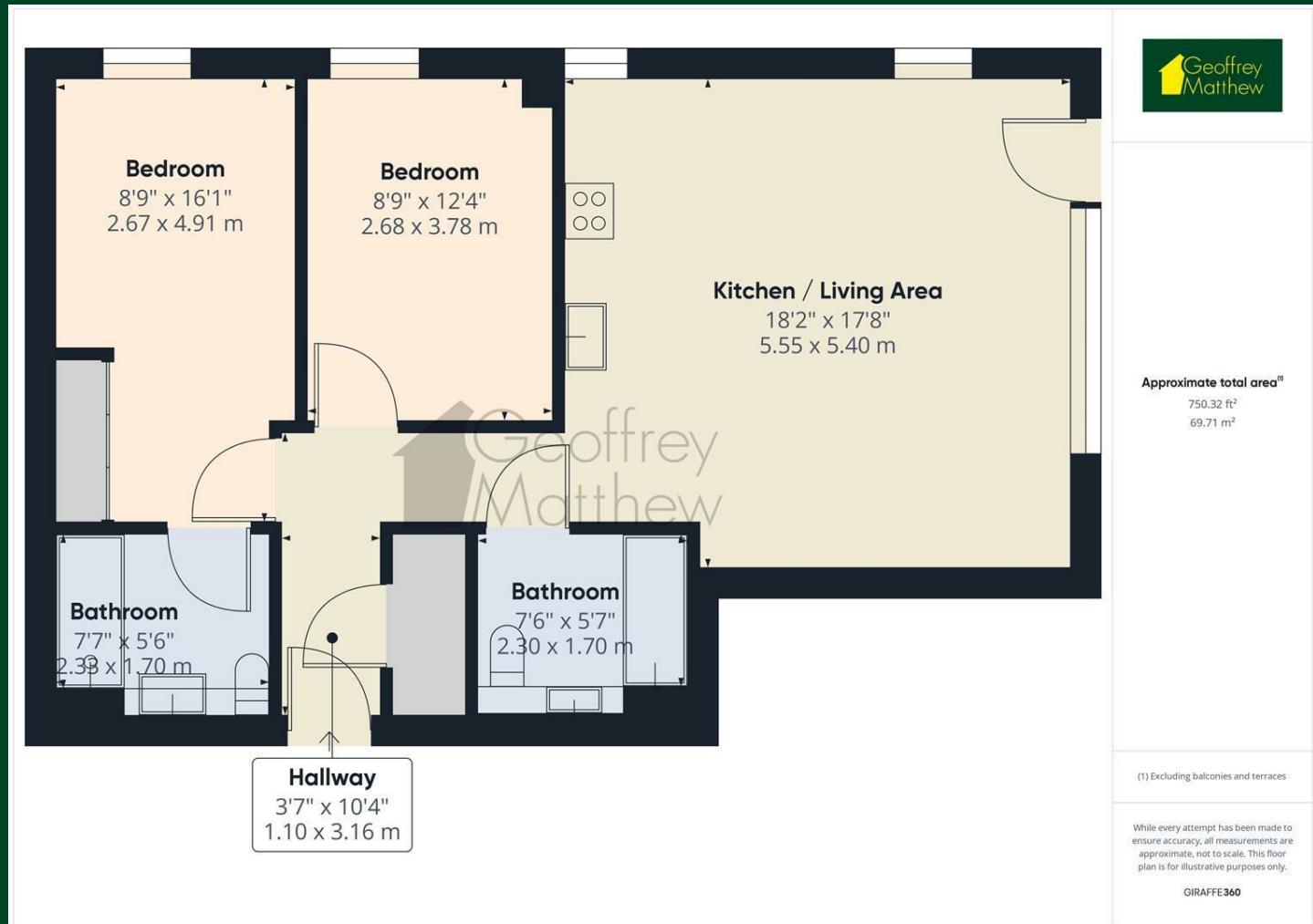
7'6 x 5'7 (2.29m x 1.70m)



Directions



Floor Plan



Council Tax Details

Harlow Band D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	