



## Edinburgh House, Edinburgh Gate, Harlow, CM20 2JE Offers Over £215,000 Leasehold

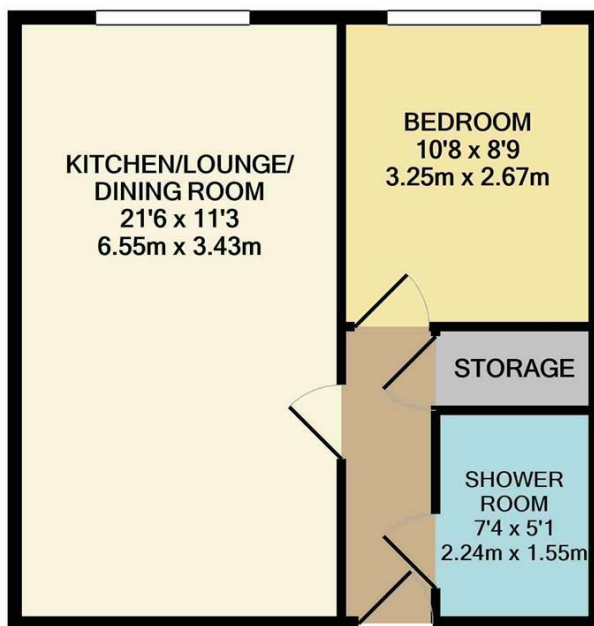
- One Bedroom
- Close To Station
- First Floor
- Permit Parking
- Stunning Apartment
- Open Plan Living

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## Offers Over £215,000 Leasehold

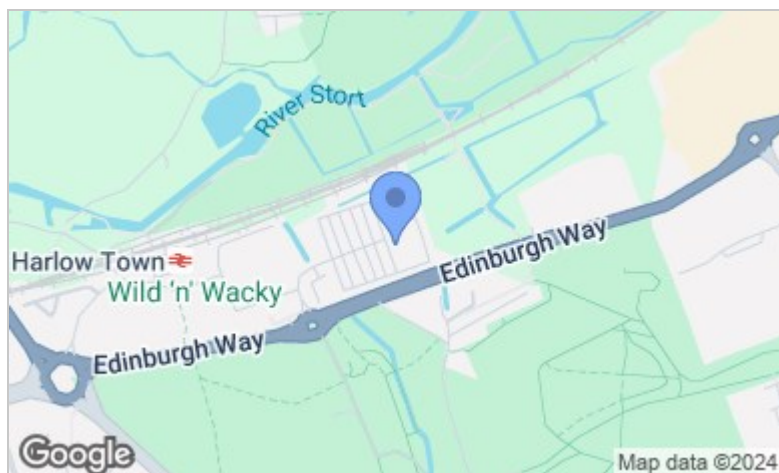
A stunning first floor apartment within walking distance of Harlow's mainline train station. Situated in one of the towns most opulent apartment buildings is this one bedroom first floor apartment, which is presented and maintained to a high standard. The accommodation comprises an entrance hall, double bedroom with fitted wardrobes, shower room with double shower cubicle and an open plan reception space which has room enough for living and dining areas as well as a fitted kitchen which has a range of fitted units and appliances. There are vast communal areas as well as an impressive entrance & parking area. Ideal first time purchase or investment property with a rental potential of £1,000 per month.

Lease details: Term - 121 years , service charge & ground rent approx. £1,200 Per year



REYLANDJOHNSON/EH  
TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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