



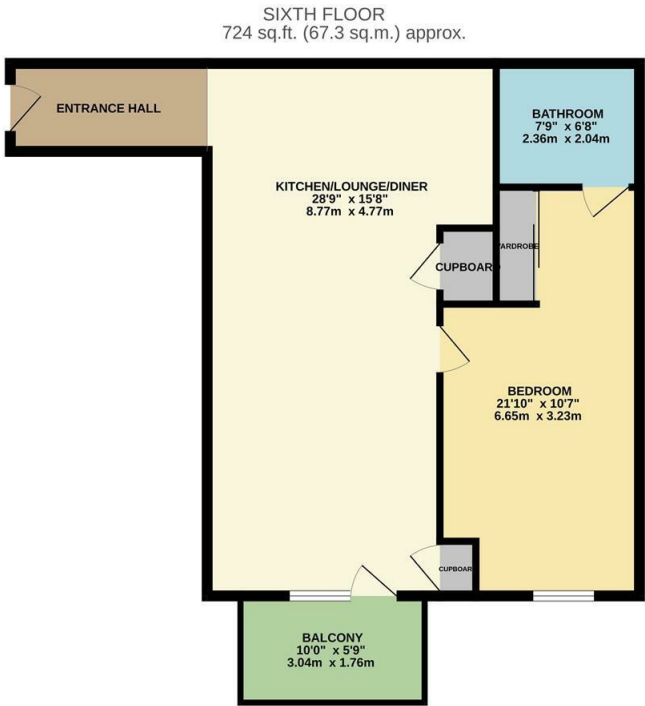
Austin House, Edinburgh Gate, Harlow, CM20 2UA
£270,000



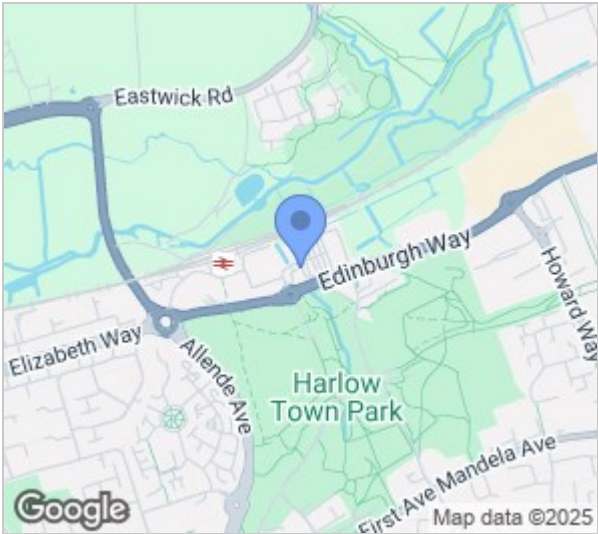
Austin House, Edinburgh Gate, Harlow, CM20 2UA

Located just a stones throw from Harlow Town Train Station is this huge, one double bedroom apartment, with balcony views over Harlow Town Park and gated allocated parking. Accessed by a bright lobby and lift access is an entrance hallway leading to a beautiful open plan kitchen/lounge/diner with a range of fitted wall and base units with integrated appliances and access to the balcony. The large double bedroom also includes a dressing area with fitted wardrobes and a stunning bathroom with a white three piece suite. The property is situated on the sixth floor, with Austin House located in walking distance of Harlow Town Park, Harlow Town Centre and Princess Alexandra Hospital. Lease Remaining: 996 years. Service Charge: £2000 per year (approx). Ground Rent: Zero.

The service charge for Austin House covers maintenance of the lift and CCTV throughout the block, cleaning of all communal areas, maintenance of communal gardens, cleaning of all windows (including the windows for the apartments) among other services.



AHREYLANDJOHNSON
TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
While 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 misstatement. 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.
Made with Metropac (2022)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 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	

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.