



Edinburgh House, Harlow, CM20 2GS  
Guide Price £190,000

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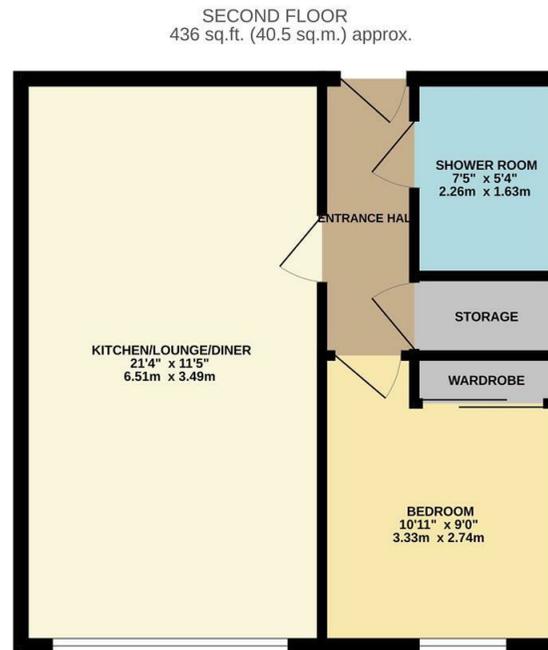
A set of four white icons on a dark blue background. From left to right: a bed icon, a bathtub icon, a sofa icon, and a lightbulb icon. Each icon is followed by the number '1', and the lightbulb icon is followed by the letter 'D'.

# Edinburgh House, Harlow, CM20 2GS

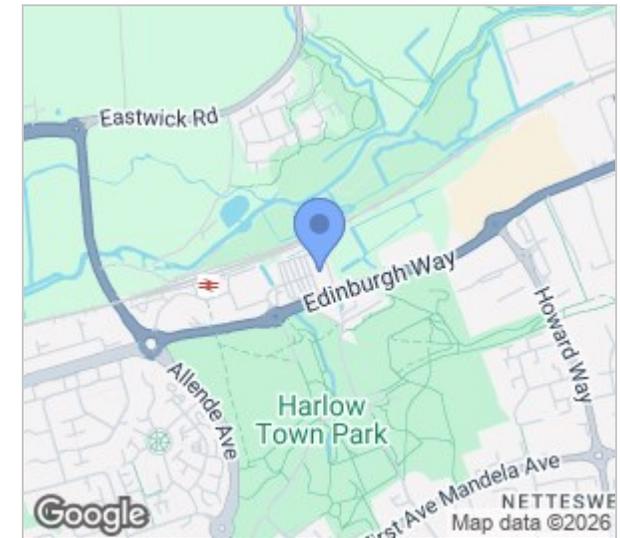
**\*\*Guide Price £190,000 to £200,000\*\***

Offered with NO CHAIN is this immaculately presented, one double bedroom second floor apartment with allocated parking, located just a stones throw from Harlow Town Train Station and Harlow Town Park. Inside there is an entrance hallway leading to an open plan lounge/kitchen/diner and a range of fitted wall and base units with integrated appliances, a double bedroom with fitted wardrobes and a stunning shower room. The communal areas of the building include a secure door entry system, a bright and airy lobby with lifts and a beautiful rooftop garden area. Edinburgh House is found within walking distance of excellent local amenities including, shops, schools, Harlow Town Park and Princess Alexandra Hospital.

Lease Remaining: 118 years. Service Charge: £1468 per year. Ground Rent: £198 per year.



EHREYLANDJOHNSON  
TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items and approximates 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	62	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(81 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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