



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



71 Moore House Edinburgh Gate, Harlow, CM20 2UD

Asking price £400,000

Fortune and Coates are delighted to welcome to the market this beautiful two bedroom top floor penthouse situated in the popular and convenient location of Moore House, Harlow.

Upon entering, you are greeted by an inviting hallway that provides access to all rooms, ensuring a seamless flow throughout the home.

The heart of the property is the spacious lounge/kitchen/diner, a bright and airy area enhanced by large patio doors that bathe the space in natural light. These doors open onto a generous roof terrace, ideal for entertaining family and friends, with ample room for a dining table.

Lounge/kitchen/diner 14'4" x 25'10" (4.37 x 7.89)

Bedroom 9'0" x 13'11" (2.75 x 4.26)

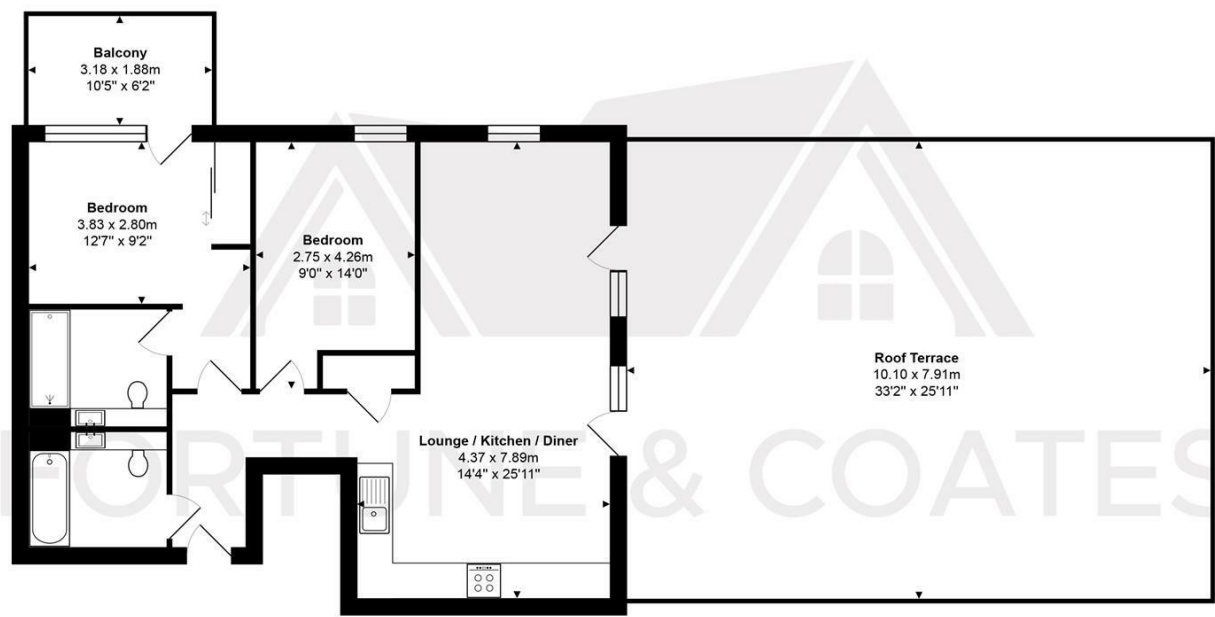
Bedroom 12'6" x 9'2" (3.83 x 2.80)

Balcony 10'5" x 6'2" (3.18 x 1.88)

Roof terrace 33'1" x 25'11" (10.10 x 7.91)

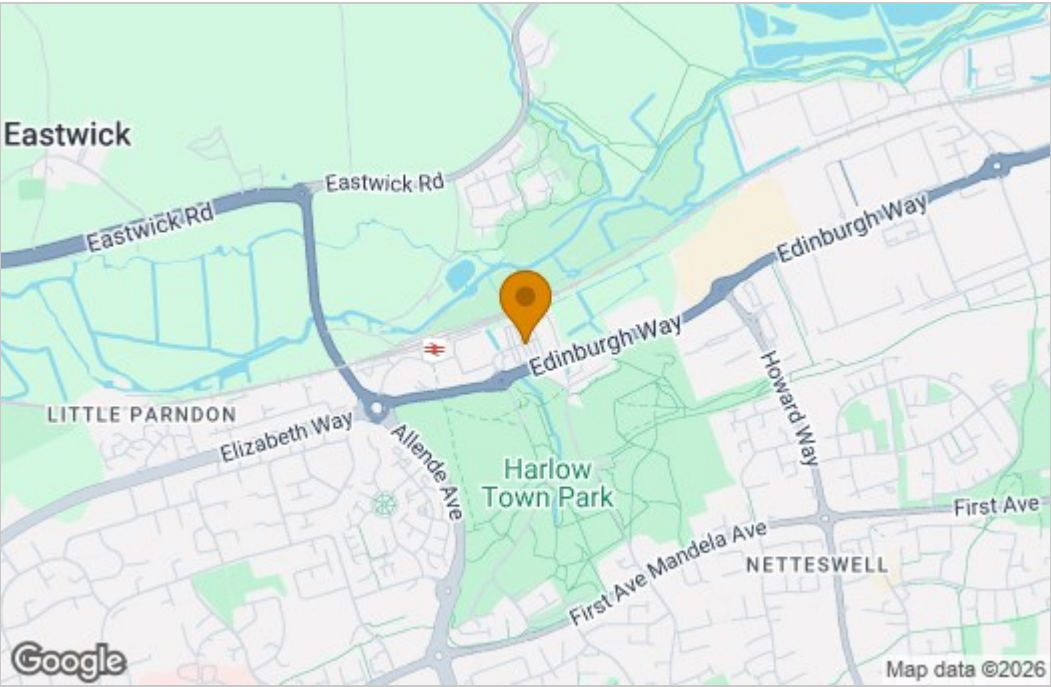
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

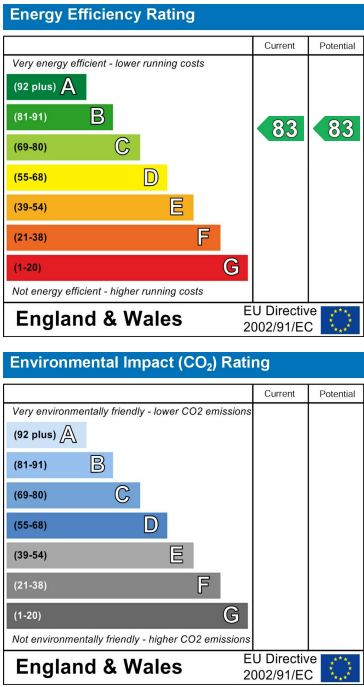


Total Area: approx. 71.3 m² ... 767 ft² (excluding roof terrace, balcony)
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.