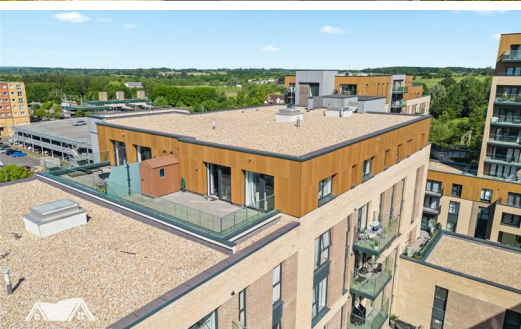




FORTUNE & COATES

The People's Estate Agent

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



29 Austin House,, Harlow, CM20 2UA

Guide price £350,000

Guide price £350,000-£375,000

Fortune and Coates are excited to welcome to the market this wonderful two bedroom top floor apartment situated in the prestigious location of Austin House, Edinburgh Gate, Harlow.

This home offers a secure video entry system into the building with elevator to the top floor and is very well presented throughout. Internally comprises an inviting entrance hallway with storage, the open plan living room/kitchen/dining room with the kitchen offering a range of modern and stylish wall and base units with range of integrated appliance including oven, hob, fridge/freezer, dishwasher and washing machine and plenty of cupboard space and space for family dining. The living area is bright, light and comfortable with dual aspects and two floor to ceiling doors that opens onto the

Living Room 10'5" x 17'1" (3.19 x 5.23)

Kitchen/Dining Room 11'8" x 11'4" (3.58 x 3.46)

Primary Bedroom 10'0" x 17'1" (3.06 x 5.23)

En-Suite Shower Room

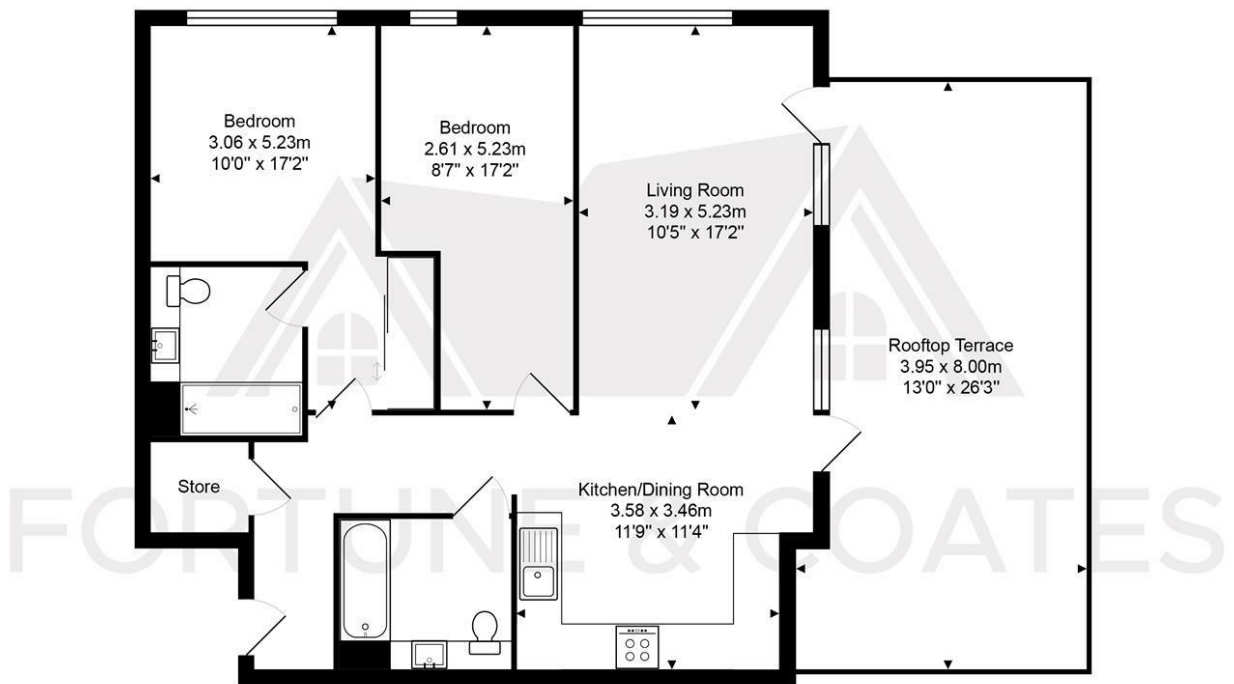
Bedroom 8'6" x 17'1" (2.61 x 5.23)

Rooftop Terrace 12'11" x 26'2" (3.95 x 8.0)

*Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

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

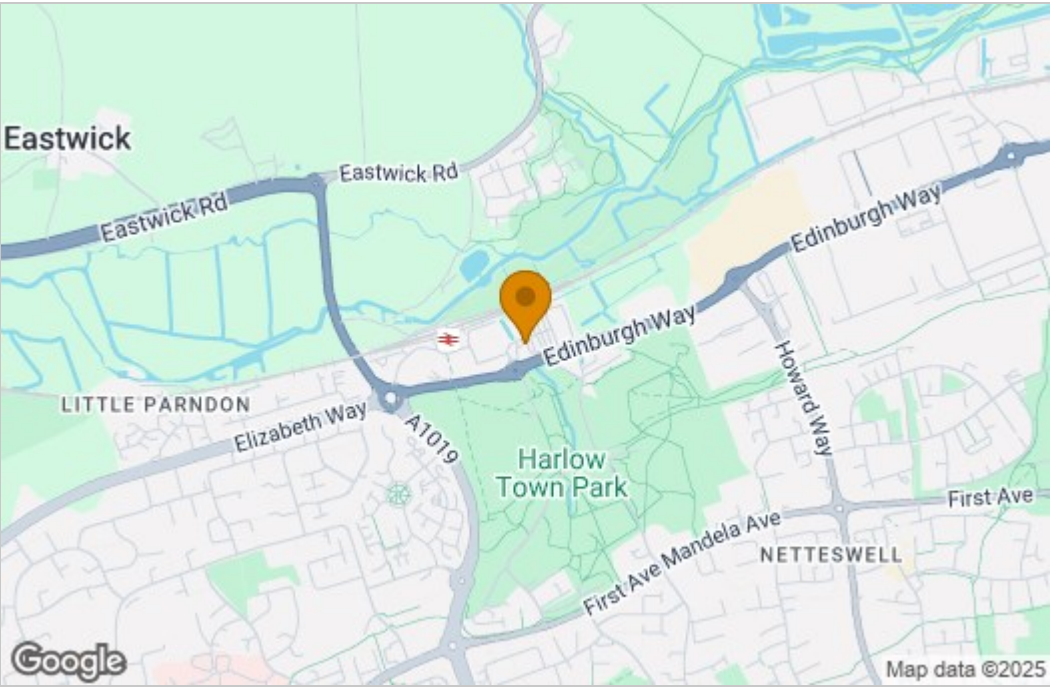


Total Area: approx. 75.5 m² ... 813 ft² (excluding rooftop terrace)

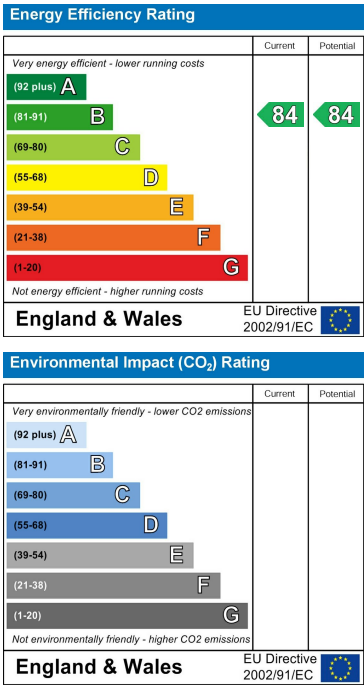
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.