



Flat , Edinburgh House, Edinburgh Gate, Harlow

Guide Price £190,000 Leasehold

1 bedroom flat for sale

Description

** GUIDE PRICE £190,000-£200,000**

Jukes Estates are delighted to offer for sale by way of a conditional sale* this stunning third-floor apartment in the amazingly commuter friendly and highly sought after Edinburgh House, Edinburgh Gate, Harlow.

Edinburgh House - Located next to Harlow Town Train Station and bus station, and also is only a short distance to Princess Alexandra Hospital.

Edinburgh house was converted to approx. 253 apartments in 2017/18. The block features secure entry video intercom, several internal atriums, elevator access, visitor parking and a roof top garden.

Close to all major amenities:

Harlow Town Railway Station 0.19 miles.

Harlow Town Bus Station 0.8 miles.

Princess Alexandra Hospital 0.74 miles.

Harlow Town Centre 0.5 miles.

Local Medical Centre 0.74 miles.

Local Gym 0.5 miles.

Harlow Town Park 0.2 miles.

Ofsted rated good primary school 0.59 miles.

Ofsted rated outstanding secondary school 0.55 miles.

A414 with direct links to M11 & A10 0.3 miles.

Air pollution is 2 where 1 is best & 10 is the worst.



Carbon Footprint 86 gCO2/kWh.

This super 3rd floor 1 bedroom flat is an absolute cracker!

It has timer veneered flooring throughout the property.

It's open plan Lounge / Kitchen / Diner is spacious with a large window with lovely views over Harlow's impressive Town Park. The kitchen area is of a high standard and has all the usual appliances, cupboards, drawers and work tops.

The decent size double bedroom has nice downlights and modern wardrobes.

The bathroom has a large walk in shower, WC & wash basin. It is tastefully decorated in keeping with the rest of the property.

The property comes with undercover allocated car parking.

Apart from being a stunning property with easy access to all amenities, it comes with so much more.

4 Lifts

Secure main entrance door

Bin Store

Bike Store

Fabulous planters and seating in the central atrium

Amazing communal conservatory with fabulous views

If that wasn't enough, there is a glorious roof garden for those warmer months with awesome views.

So you can see that this is so much more than just a one bedroom flat.

Apart from being a superb property, Harlow is a superb place to live.

Exploring the Allure of Harlow: A Haven of Amenities and Charm

Introduction:

Nestled in the heart of Essex, Harlow is a town that effortlessly blends modern convenience with a rich history and a vibrant community spirit. Boasting a diverse range of amenities, Harlow has become a sought-after destination for residents and visitors alike. In

this article, we will explore the town's various offerings, from recreational spaces to cultural attractions, making Harlow a truly unique and inviting place to live or explore.

Parks and Recreational Spaces:

Harlow takes pride in its abundance of parks and green spaces, providing residents with ample opportunities to unwind and connect with nature. The expansive Harlow Town Park stands out as a gem, offering picturesque landscapes, walking trails, and serene lakes. Families often flock to the park for picnics, while fitness enthusiasts can make use of the various sports facilities available.

Cultural Attractions:

For those with a penchant for culture and history, Harlow offers a range of attractions to explore. The Harlow Museum and Walled Gardens provide a fascinating glimpse into the town's past, showcasing artifacts and exhibits that tell the story of Harlow's evolution over the years. Additionally, the Gibberd Gallery, named after the town's master planner Sir Frederick Gibberd, hosts a diverse array of contemporary art exhibitions, contributing to Harlow's vibrant cultural scene.

Education and Learning:

Harlow is home to a variety of educational institutions, ranging from primary schools to further education colleges. With a focus on providing quality education, the town ensures that residents have access to a range of academic options. Additionally, the Harlow College and the University of Essex's Harlow Campus contribute to the town's dynamic and intellectually stimulating environment.

Shopping and Dining:

Harlow boasts a thriving retail scene, with its shopping centers and local markets catering to diverse tastes. The Harvey Centre, a popular shopping destination, houses a wide array of shops and boutiques, while the Water Gardens Shopping Centre provides a charming setting for leisurely strolls and impromptu shopping sprees. Culinary enthusiasts will find themselves spoiled for choice with an array of restaurants, cafes, and eateries offering cuisines from around the world.

Transportation and Connectivity:

Harlow's strategic location and excellent transportation links contribute to its appeal. The town is well-connected by both road and rail, with easy access to major motorways and a train station that provides regular services to London and other nearby towns. This connectivity makes Harlow an ideal residence for those who seek a balance between suburban tranquility and urban accessibility.

Community and Events:

Harlow takes pride in its strong sense of community, and various events and festivals throughout the year bring residents together. From local markets and fairs to music festivals and cultural celebrations, there is always something happening in Harlow that fosters a sense of togetherness and camaraderie.

Conclusion:

Harlow, with its array of amenities and welcoming atmosphere, stands as a testament to the ideal blend of modern living and historical charm. Whether you are drawn to its green spaces, cultural offerings, educational opportunities, or vibrant community spirit, Harlow has something to offer everyone. As the town continues to evolve, it remains a haven for those seeking a well-

rounded and fulfilling lifestyle in Essex.

* Conditional sale means that a reservation fee of £2,000 + VAT is payable upon an offer being accepted by the current owner. This should be factored in when considering making an offer. Please contact our office for full details of how this works.

Tenure: Leasehold (121 years)

Ground Rent: £300 per year

Service Charge: £900 per year

Tenure

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		

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