



Moore House, Edinburgh Gate
2 Bedroom Flat/Apartment

Intercounty





An exceptionally bright and spacious two-bedroom, two-bathroom luxury apartment, situated within a highly sought-after development and within easy walking distance of Harlow Town train station.

The accommodation comprises a contemporary open-plan kitchen and lounge featuring a fully fitted kitchen with integrated appliances, leading to a private balcony offering far-reaching countryside and river views. The property benefits from two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room and fitted wardrobes, along with a modern family bathroom.

The development offers secure entry doors and lift access. Further advantages include no ground rent, and a long lease and a parking space in a secure car park.

Early viewing is strongly recommended to appreciate the quality, location, and outlook of this impressive apartment.

Council Tax Band D & EPC Band B



Guide Price
£325,000 - £350,000

Lease Length 993 years
Service Charge £1910 per year
Potential Rental £1700 PCM

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.

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the country's largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.









Agent's Note / Lease Information

Lease Length – Approx. 992 Years Remaining

Service & Maintenance Charge – Approx. £1910 pa

Ground Rent - Approx. £0 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.



Tom Ritchie



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IntercountyEA

Listed by



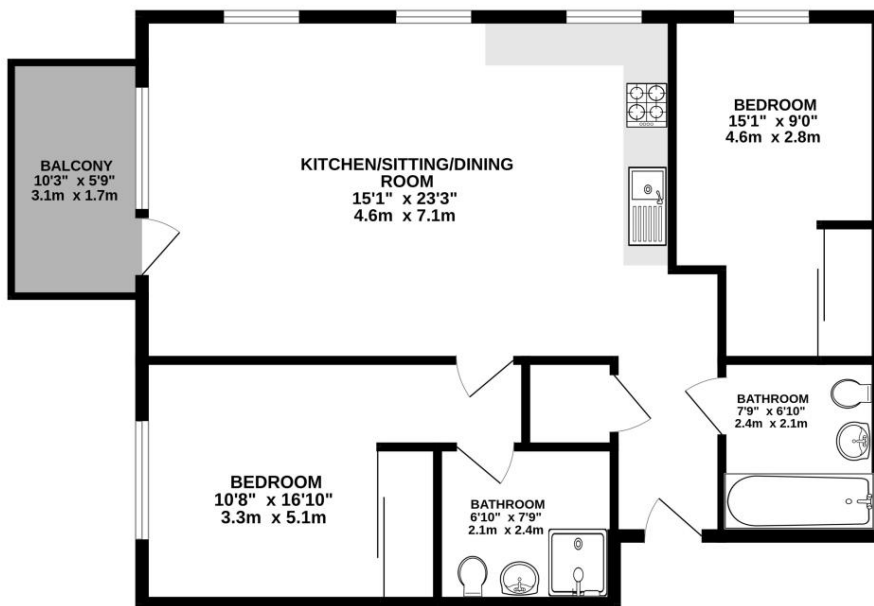
Michelle Pyle

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FIFTH FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Property Details

2 Bedroom Apartment
2 Bath/Shower Rooms
Open Plan Kitchen/Dining/Living Room
Balcony
Secure Resident Parking Space
Sought After Development
Close to Station
Long Lease

Tenure - Leasehold

46 Moore House, Edinburgh Gate, Harlow,
Essex, CM20 2UD

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercountry.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.