



Edinburgh Gate, CM20 2GS
Harlow





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**** SECONDS FROM THE STATION! ****

This property is located just a stone throw away from Harlow Town Train Station, offering fast links direct into London Liverpool Street as well as Stansted Airport and Cambridge as well it is also only a 3 minute drive to the A414 offering further links into London and Hertford via the A10. Harlow Town Centre offers a wide variety of high street shops and restaurants as well as a cinema, choice of affordable gyms and 24-hour supermarket - all on your doorstep at just a 20 minute walk or 5 minute drive away!

This spacious apartment comprises of an open plan kitchen / living area, one double bedroom with fitted wardrobes and a family bathroom as well as ample storage. Externally the apartment comprises of one allocated parking space and a communal roof terrace.

Enquire today to book into our open day!

£1,200



- Available 17th September
- Seconds from Harlow Town Railway station
- Allocated parking
- EPC Rating D
- Open day Monday 12th August

- Immaculate throughout
- New development
- Communal roof terrace
- Council tax band A
- Short walk into town centre

Entrance Hallway 10'25 x 3'44 (3.05m x 0.91m)

Laminate flooring, electric radiator, storage cupboard

Shower Room 7'5 x 5'3 (2.26m x 1.60m)

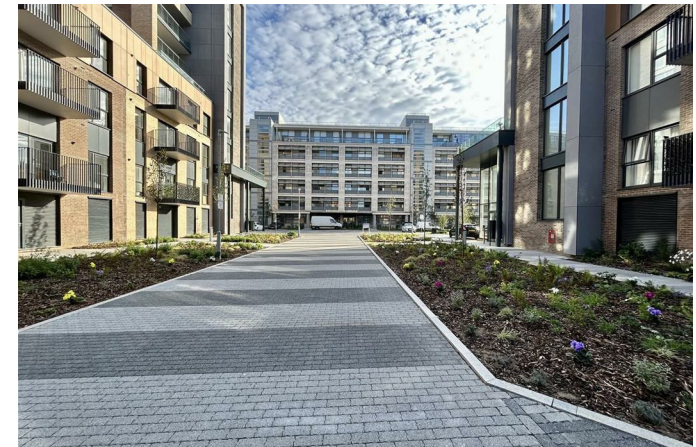
Laminate flooring, heated towel rail, tiled walls, walk in thermostatically controlled shower, pedestal wash basin with mixer tap, low level WC, extractor fan, spotlights

Bedroom 10'08 x 9'0 (3.25m x 2.74m)

Double glazed window to rear aspect, laminate flooring, built in wardrobes, double radiator, power points

Kitchen / Living area 21'5 x 11'4 (6.53m x 3.45m)

Double glazed window to rear aspect, double radiator, laminate flooring, TV aerial point, phone point, power points. The kitchen area has a range of base and wall units with flat top wooden effect work surfaces, integrated fridge/freezer, washing machine, dishwasher, sink with single drainer unit





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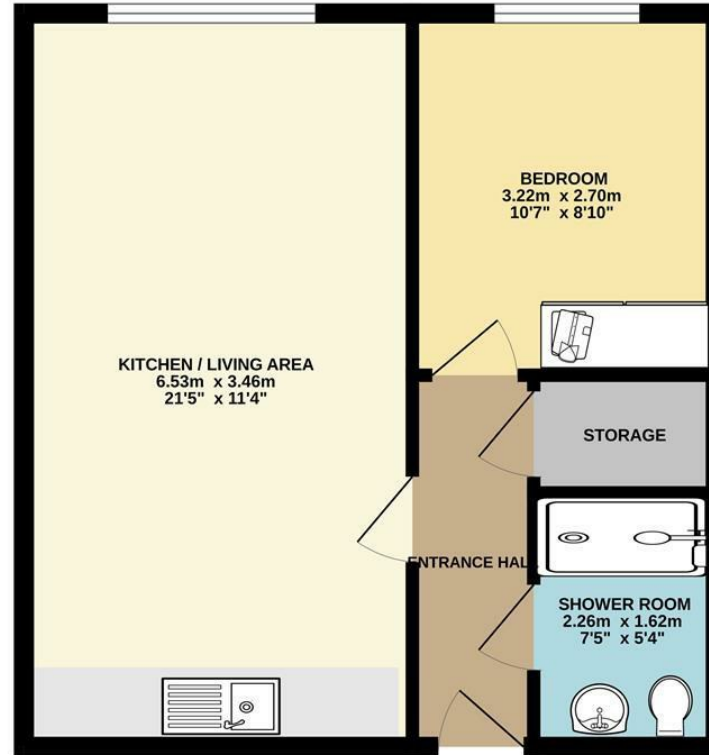


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 40.2 sq.m. (433 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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