



Edinburgh Gate, CM20 2JE
Harlow





400' x 60" x 0.0001" **CLING FILM**
Professional Quality **Foodservice Foil**



king
GROUP

Edinburgh Gate, CM20 2JE

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS MODERN TWO BEDROOM, TWO BATHROOM, CHAIN FREE, FIRST FLOOR APARTMENT, IN THE SOUGHT AFTER DEVELOPMENT OF EDINBURGH HOUSE, HARLOW ****

Nestled in the highly sought-after Edinburgh Gate area of Harlow, this beautifully presented first-floor apartment offers a perfect blend of modern living and convenience. With two spacious bedrooms and two well-appointed bathrooms, including an En-suite to the master bedroom, this property is ideal for both professionals and small families.

The heart of the home is undoubtedly the modern kitchen, which boasts elegant quartz worktops complemented by stylish gold fixtures and fittings. This space is not only functional but also a delight for those who enjoy cooking and entertaining. The open-plan design allows for a seamless flow between the kitchen and the reception room, creating a warm and inviting atmosphere.

Situated within a stone's throw of the train station, this apartment provides excellent transport links, making it an ideal choice for commuters. Additionally, the town centre location ensures that all local amenities, including shops, restaurants, and leisure facilities, are easily accessible. For those who require quick access to major roadways, the A414 and M11 are just a short drive away.

This property is offered chain-free, making it an attractive option for buyers looking to move in without delay. With its modern features and prime location, this apartment is a rare find in Harlow's competitive market. Don't miss the opportunity to make this stunning property your new home.

To avoid disappointment please call us now on 01279 433 033 to arrange your viewing.

Offers In The Region Of £230,000



- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **OPEN PLAN KITCHEN/LIVING ROOM**
- **QUARTZ WORKTOPS IN KITCHEN WITH GOLD FITTINGS**
- **AMPLE VISITOR PARKING BAYS**
- **CLOSE TO HARLOW TOWN CENTRE**

Entrance Hallway

Wooden flooring, power points, storage cupboard

Storage Cupboard

Power points. water heater, boiler, plumbing for washing machine, space for washing machine and tumble dryer

Lounge/Kitchen 20'42 x 13'57 (6.10m x 3.96m)

Double glazed window to side aspect, double glazed internal window, wooden flooring, butler style sink, gold fixtures and fittings, a range of base and wall units with Quartz work tops, spotlights, integrated dishwasher, integrated fridge/freezer, integrated electric oven and induction hob, chimney style extractor fan, power points, electric radiator

Master Bedroom 12'85 x 9'31 (3.66m x 2.74m)

Double glazed internal window to side aspect, wooden flooring, fitted wardrobe, power points, door leading to En-suite shower room, electric radiator

En-Suite 7'36 x 5 (2.13m x 1.52m)

Wooden flooring, walk in shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level flush W.C. spotlights, heated towel rail, extractor fan

Bedroom Two 9'88 x 8'47 (2.74m x 2.44m)

Double glazed internal window to side aspect, wooden flooring, fitted wardrobe, electric radiator, power points

Family Bathroom 7'21 x 6'46 (2.13m x 1.83m)

Wooden flooring, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, pedestal style wash basin with mixer tap, low level flush W.C. extractor fan, heated towel rail

- **EN-SUITE TO MASTER BEDROOM**
- **MODERN KITCHEN WITH INTEGRATED APPLIANCES**
- **ALLOCATED UNDERGROUND PARKING SPACE**
- **A STONES THROW FROM HARLOW TOWN TRAIN STATION**
- **EASY ACCESS TO A414 & M11**

External

Communal roof terrace, one allocated underground car parking space, ample visitor bays

Tenure - Leasehold

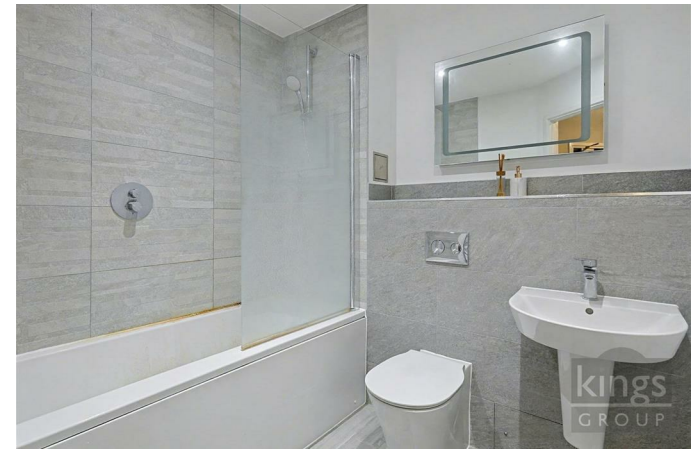
Service Charge - £1,629.00

Ground Rent - £282.00

Lease Remaining - 117 Years

Council Tax Band - B

EPC Rating - D

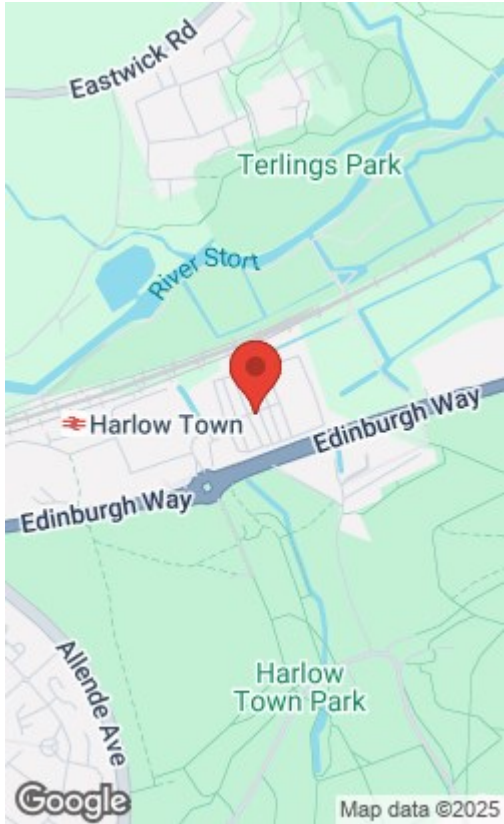




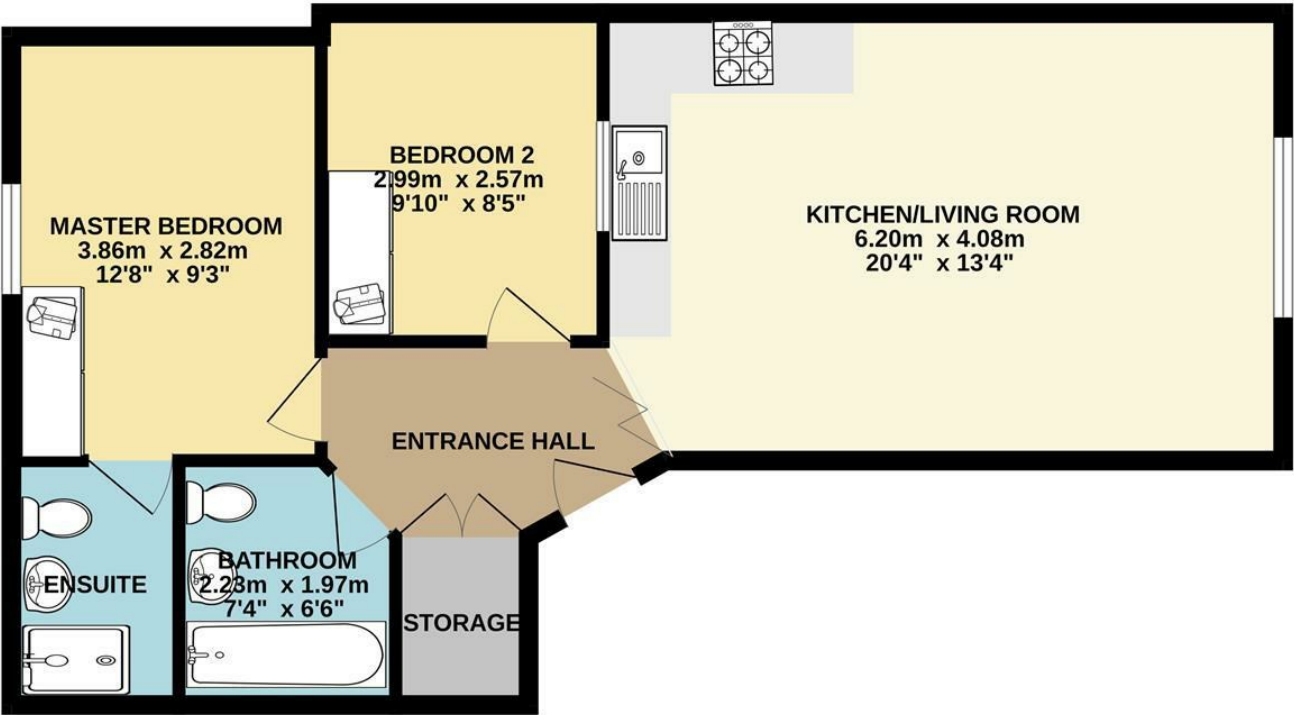




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



FIRST FLOOR
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA : 57.6 sq.m. (620 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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