



Edinburgh Gate, CM20 2JG
Harlow





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Brilliantly located next to Harlow Town Train Station, this property would be ideal for those looking to be close to great transport links with Harlow Town Station offering fast links direct into London Liverpool Street as well as Stansted Airport and Cambridge as well as a short distance to Princess Alexandra Hospital!

Not only is the property less than five minutes walk to the station, 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 available at just a 20 minute walk or 5 minute drive away!

The apartment comprises open plan kitchen / living area, two bedrooms, en suite to master and main bathroom. The property further benefits from two large storage cupboards and one allocated parking space.

Enquire today to book into our open day on Monday 21st July!

£1,475 Per Month



- **Second floor apartment**
- **Secured communal entrance**
- **One allocated parking space**
- **EPC Rating B**

- **En-Suite to master bedroom**
- **Available NOW**
- **Moments walk to train station, town centre and Princess Alexandra Hospital**
- **Council tax band D**

Entrance Hallway 9'95 x 6'14 (2.74m x 1.83m)

Entry system phone, two storage cupboards, carpet, storage heater, power points, smoke alarm

Lounge 17'23 x 9'98 (5.18m x 2.74m)

Double glazed windows to rear aspect, storage heater, carpet, phone point, TV aerial point, phone point

Kitchen 9'94 x 6'26 (2.74m x 1.83m)

Lino flooring, range of wall and base units with roll top work surfaces and tiled splash backs, integrated electric oven with electric hob, chimney style extractor fan, integrated fridge / freezer, integrated washing machine combined tumbled dryer, plumbed for dishwasher, spotlights, power points

Master Bedroom 8'69 x 14'30 (2.44m x 4.27m)

Double glazed window to rear aspect, storage heater, carpet, TV aerial point, power points

En-suite 4'69 x 5 (1.22m x 1.52m)

Heated towel rail, vinyl flooring, extractor fan, walk in shower cubicle with electric shower, wash hand basin with mixer tap and vanity unit, low level flush WC, shaver point, tiled splash backs, spotlights

Bedroom Two 6'96 x 13'42 (1.83m x 3.96m)

Double glazed window to rear aspect, storage heater, carpet, TV aerial point, power points

Family Bathroom 6'96 x 13'42 (1.83m x 3.96m)

Heated towel rail, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit, low level flush WC, shaver point, tiled splash backs, spotlights

Lease remaining - 138 Years
Service Charge - £3050 PA
Construction Type - Brick Built





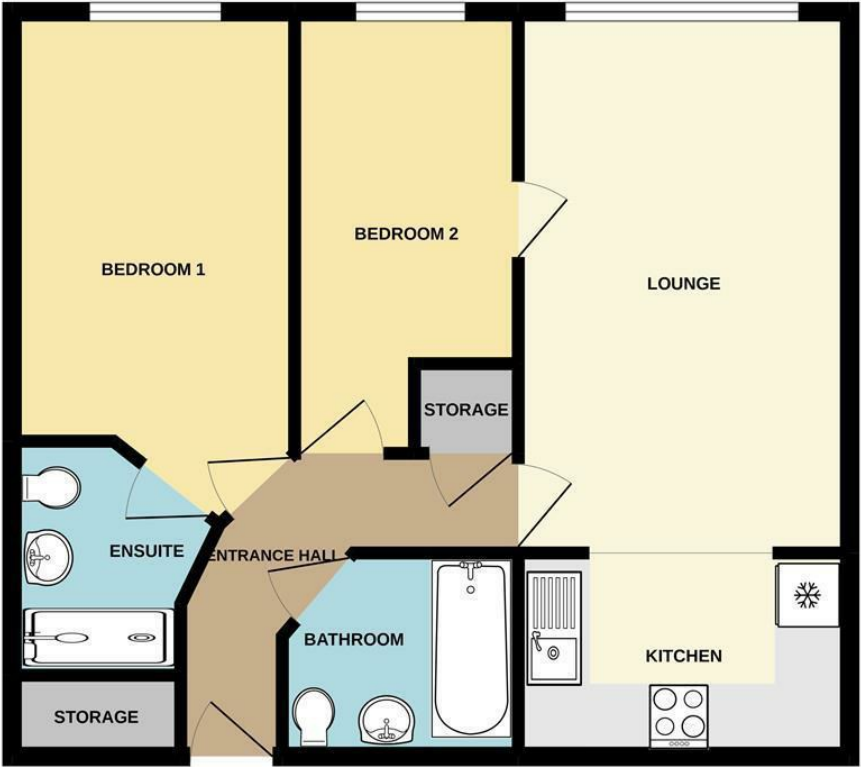


HARLOW EXCHANGE

ANYTIME FITNESS

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GROUP

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
53.0 sq.m. (570 sq.ft.) approx.

TOTAL FLOOR AREA : 53.0 sq.m. (570 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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19 Eastgate, Harlow, Essex, CM20 1HP
T: 01279 450400
E:
www.kings-group.net