



Edinburgh Gate, CM20 2GS
Harlow





kings
GROUP

Edinburgh Gate, CM20 2GS

** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED ONE BEDROOM, THIRD FLOOR APARTMENT FOR SALE, IN THE HIGHLY SOUGHT AFTER DEVELOPMENT OF EDINBURGH GATE, HARLOW **

This apartment would make the ideal purchase for any first time buyer looking to get onto the property ladder or investor looking to add to their portfolio, 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. 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 on your doorstep at just a 20 minute walk or 5 minute drive away!

This 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.

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

Offers In The Region Of
£210,000



- ONE BEDROOM THIRD FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- ALLOCATED PARKING SPACE
- A STONES THROW FROM HARLOW TOWN TRAIN STATION
- SERVICE CHARGE - £1244.00

- IMMACULATELY PRESENTED
- MODERN SHOWER ROOM
- HIGHLY SOUGHT AFTER DEVELOPMENT
- LEASE REMAINING - 119 YEARS
- GROUND RENT - £215.00

Hallway 18'78 x 3'57 (5.49m x 0.91m)

Laminate flooring, electric radiator, storage cupboard

Lounge/Kitchen 12'43 x 13'53 (3.66m x 3.96m)

Double glazed window to side and 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

Bedroom 9'06 x 8'88 (2.90m x 2.44m)

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

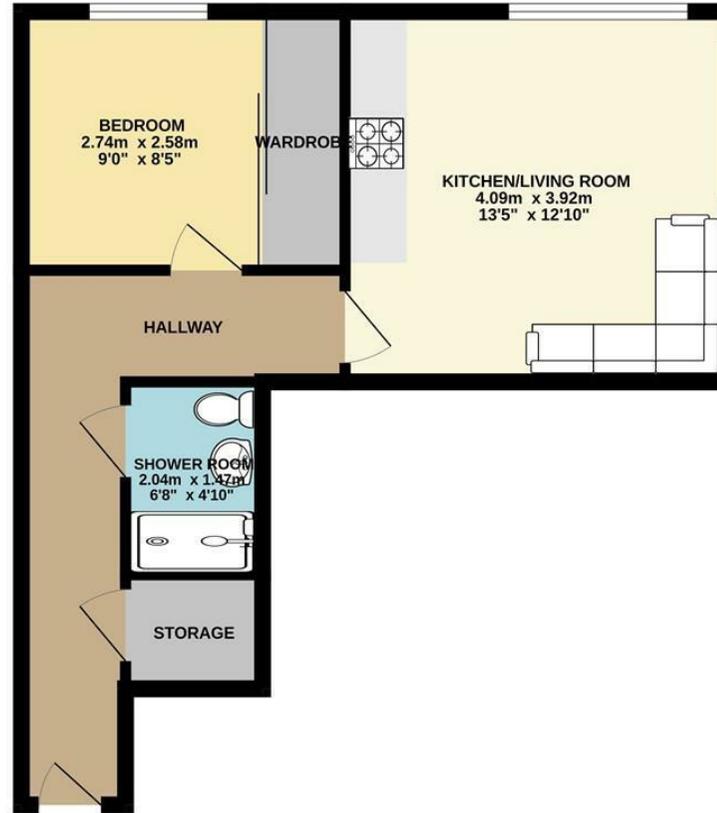
Shower Room 6'99 x 4'63 (1.83m x 1.22m)

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



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA: 39.4 sq.m. (424 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.
Made with Metropix ©2024

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.

19 Eastgate, Harlow, Essex, CM20 1HP
T: 01279 433033
E:
www.kings-group.net

