



Mill Court, Edinburgh Gate, CM20 2JG  
Harlow





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# Mill Court, Edinburgh Gate, CM20 2JG

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, CHAIN FREE, TWO BEDROOM, TWO BATHROOM APARTMENT IN THE SOUGHT AFTER DEVELOPMENT OF MILL COURT, HARLOW \*\*

Ideal for first time buyers or investors alike, this property is a stones throw away from Harlow Town Train Station giving you direct access into London, Cambridge and Stansted Airport. The property is also approximately 1 mile (20 minute walk) from Harlow Town Centre where you will find 24 hour supermarkets, range of high street shops, variety of restaurants, choice of affordable gyms and salons as well as a cinema and Princess Alexandra Hospital. As well as being less than a 5 minute walk from the station, the A414 is less than 5 minutes drive from the property making it the perfect location for commuters.

The spacious apartment, in need of no work, comprises open plan kitchen / living area, two bedrooms, en suite to master and main bathroom as well as two large storage cupboards. The property also benefits from secure phone entry and one allocated parking space.

Don't miss your opportunity to view this property - call us now on 01279 433033!

## Offers In The Region Of £225,000



- CHAIN FREE
- IMMACULATEDLY PRESENTED THROUGHOUT
- FAMILY BATHROOM
- CLOSE TO HARLOW TOWN TRAIN STATION
- LEASE REMAINING - 140 YEARS

**Entrance Hall approx 3'00 x 8'00 (approx 0.91m x 2.44m)**

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

**Lounge 10'02 x 16'40 (3.10m x 4.88m)**

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

**Kitchen 9'92 x 6'21 (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

**Bedroom One approx 13'95 x 8'66 (approx 3.96m x 2.44m)**

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

**En Suite approx 4'75 x 7'66 (approx 1.22m x 2.13m)**

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 10'84 x 9'94 plus 3'77 x 2'64 (3.05m x 2.74m plus 0.91m x 0.61m)**

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

**Bathroom approx 6'28 x 5'00 (approx 1.83m x 1.52m)**

Heated towel rail, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash hand basin with

- TWO BEDROOM FOURTH FLOOR APARTMENT
- EN-SUITE TO MASTER
- ALLOCATED PARKING
- EPC RATING - B
- SERVICE CHARGE AND GROUND RENT - £3084.00 PA

mixer tap and vanity unit, low level flush WC, shaver point, tiled splash backs, spotlights





**GOGO**  
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FREE

**HARLOW EXCHANGE**

**DAYTIME FITNESS**

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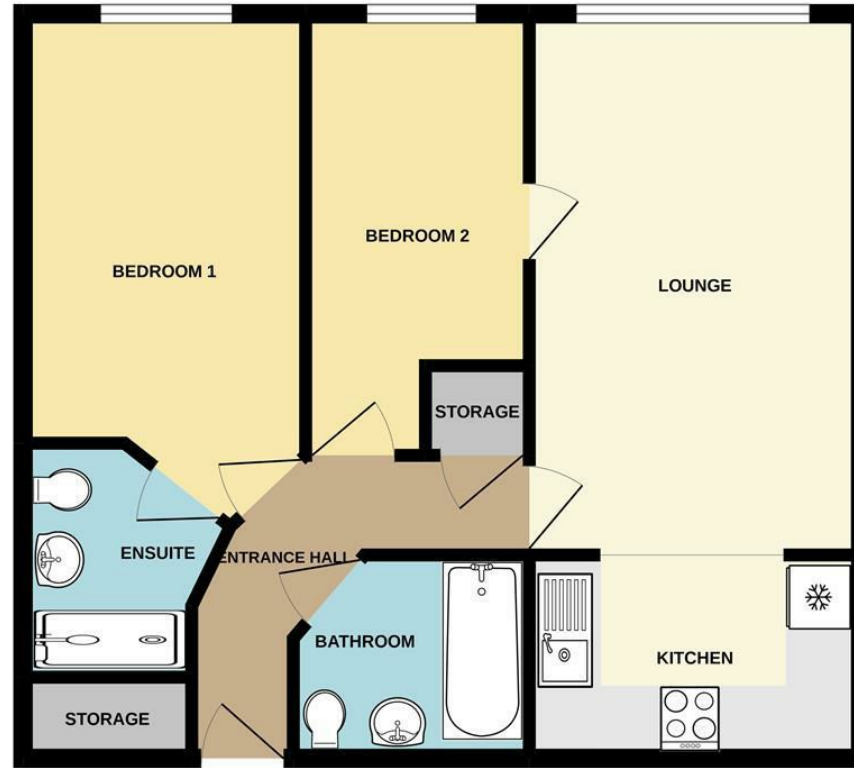


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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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

