



Edinburgh Gate, CM20 2JG  
Harlow





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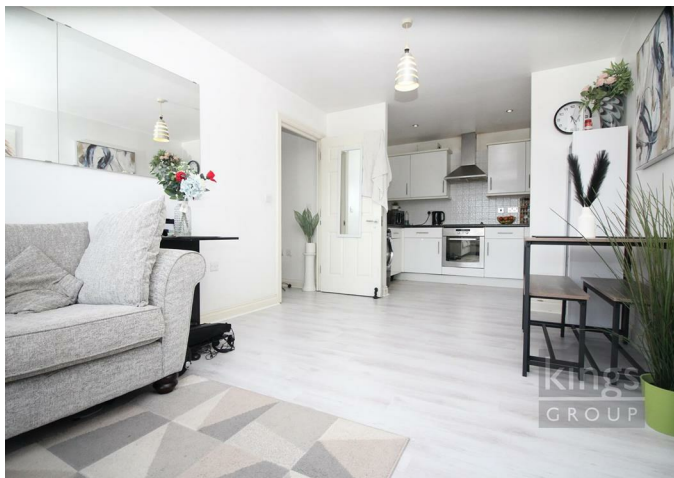
\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, TWO BEDROOM, TWO BATHROOM APARTMENT FOR SALE, IN MILL COURT, EDINBURGH GATE, HARLOW \*\*

Brilliantly located next to Harlow Town Train Station, this property would make an ideal investment or first time buyer purchase 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. 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.

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

## Offers In The Region Of £225,000



- TWO BEDROOM FOURTH FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO HARLOW TOWN TRAIN STATION
- EPC RATING - C
- LEASE REMAINING - 139 YEARS

- IMMACULATELY PRESENTED THROUGHOUT
- ALLOCATED PARKING
- CLOSE TO TOWN CENTER
- SERVICE CHARGE AND GROUND RENT APPROX - £1690 PA
- COUNCIL TAX BAND - D

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

Electric heater, laminator flooring, smoke alarm, power points, storage cupboards

**Bathroom 6'30 x 7'30 (1.83m x 2.13m)**

Heated towel rail, vinyl flooring, panel enclosed bath with mixer tap, vanity under unit with wash basin and mixer tap, part tiled walls

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

Double glazed window to rear aspect, electric heater, laminate flooring, phone point TV aerial, power points

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

Double glazed window to rear aspect, laminate flooring, tiled splash backs, a range of base and wall units with roll top work surfaces, integrated cooker, electric oven and hob, sink with single drainer unit, integrated fridge freezer, plumbing for washing machine and dishwasher, power points

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

Double glazed window to rear aspect, electric heater, laminate flooring, TV aerial point, power points.

**En Suite 4'69 x 5 (1.22m x 1.52m)**

Heated towel rail, vinyl flooring, extractor fan, part tiled walls, shower cubicle

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

Double glazed window to rear aspect, electric heater, laminate flooring, power points.





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**GOGO**  
BUY ONE GET ONE  
FREE

**HARLOW EXCHANGE**

**DAYTIME FITNESS**

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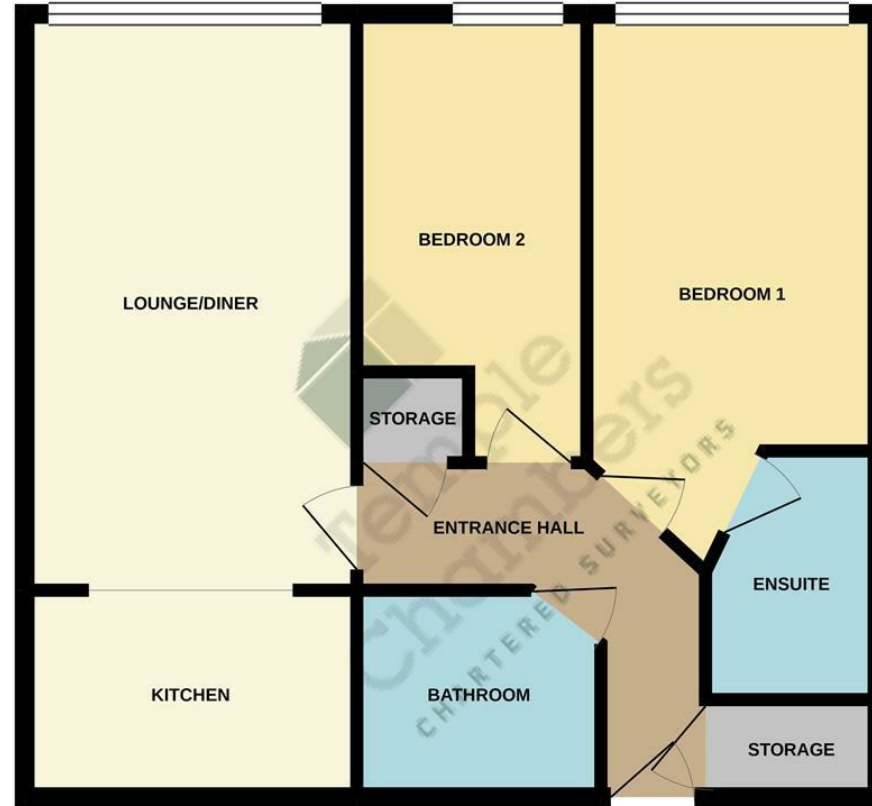


**GROUND FLOOR**  
55.0 sq.m. (592 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C		73	81
(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	

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		69	69
(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	



TOTAL FLOOR AREA : 55.0 sq.m. (592 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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