

## Edinburgh Gate, Harlow, CM20 2GS



**£1,250**

**\*\* SECONDS FROM THE STATION! \*\***

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 as well 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 spacious 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.

Enquire today to book into our open day!

## **Entrance Hallway**

**10'25 x 3'44 (3.05m x 0.91m)**

Laminate flooring, electric radiator, storage cupboard

## **Shower Room**

**7'5 x 5'3 (2.26m x 1.60m )**

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

## **Bedroom**

**10'08 x 9'0 (3.25m x 2.74m)**

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

## **Kitchen / Living area**

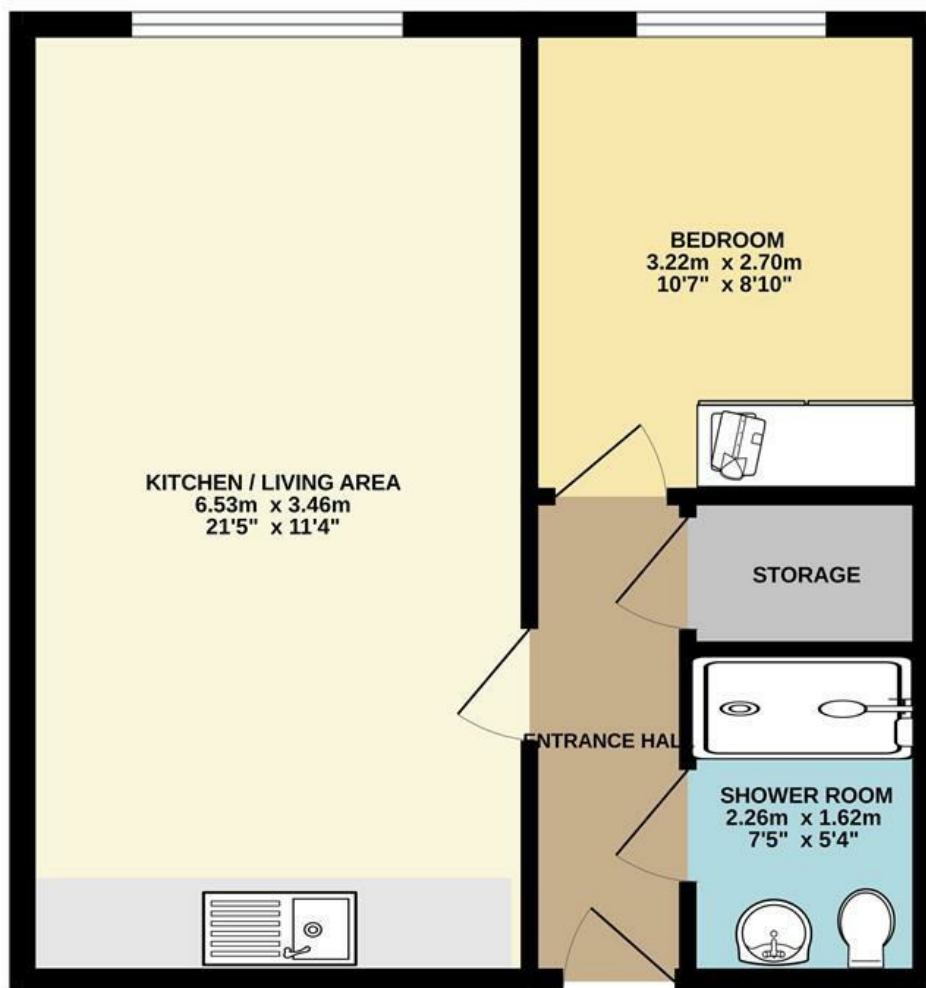
**21'5 x 11'4 (6.53m x 3.45m )**

Double glazed window to 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





GROUND FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 40.2 sq.m. (433 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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