



Edinburgh Gate, CM20 2UB  
Harlow





# Edinburgh Gate, CM20 2UB

\*\* KINGS GROUP ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, ONE BEDROOM, SIXTH FLOOR APARTMENT WITH A PRIVATE BALCONY IN THE SOUGHT AFTER DEVELOPMENT OF HEPWORTH HOUSE, EDINBURGH GATE, HARLOW \*\*

This exquisite sixth-floor apartment offers a spacious and contemporary living experience, with a generously sized master bedroom and a modern family bathroom. Finished to the highest standards, the property features elegant fixtures and fittings throughout, including stylish Amtico flooring and state-of-the-art appliances. The open-plan living and dining area is bathed in natural light, with large windows offering scenic views, while the private balcony provides a perfect spot to relax and unwind. Located just moments from Harlow Town train station, this home offers unparalleled convenience for commuters, with a swift 15-minute train ride directly into London Liverpool Street. Ideal for professionals seeking both comfort and easy access to the capital, this apartment effortlessly combines luxury living with practicality.

The apartment comprises of an open plan living/kitchen area with Amtico flooring and modern fitted kitchen with integrated fridge/freezer, dishwasher and washing machine. Family bathroom with LED mirror and touch screen taps, one double bedroom with fitted wardrobes. The property further benefits from a private balcony overlooking the communal area.

To avoid disappointment call us now to arrange your viewing.

## Offers In The Region Of £250,000



- ONE BEDROOM SIXTH FLOOR APARTMENT
- OPEN PLAN KITCHEN/LOUNGE/DINER
- MODERN FAMILY BATHROOM WITH TOUCH SCREEN TAPS
- COMMUNAL GARDEN
- LONG LEASE - 993 YEARS REMAINING

### Property Information

Tenure - Leasehold

Construction Type - Brick Built

Flood Risk - Rivers and seas - Very low - Surface water - High

Council Tax Band - C

EPC Rating - B

Lease Remaining - 993 Years

Service Charge - £1600 PA

Ground Rent - £0

### Open Plan Living/Kitchen area 22'98 x 15'38 (6.71m x 4.57m)

Double glazed French doors to rear aspect leading to private balcony, 2x storage cupboards, double radiator, Amtico flooring, spotlights, TV aerial point, phone point, power points. The kitchen area comprises of a range of base and wall units with flat top granite effect work surfaces, integrated electric oven, integrated induction hob with chimney style extractor fan, integrated dishwasher, integrated washing machine, sink with double drainer unit and boiler tap.

### Family Bathroom 6'68 x 7'65 (1.83m x 2.13m)

Tiled flooring, tiled splash backs, sink with touch screen mixer tap and vanity under unit, LED mirror, panel enclosed bath with touch screen mixer tap and thermostatically controlled shower over bath, low level W.C. spotlights, extractor fan, heated towel rail.

### Bedroom 16'06 x 10'34 (5.03m x 3.05m)

Double glazed window to rear aspect, double radiator, carpeted, built in mirrored wardrobe, power points

### Balcony

To rear aspect overlooking communal garden, seating area

- IMMACULATE HIGH SPECIFICATION FINISH THROUGHOUT
- PRIVATE BALCONY
- LARGE MASTER BEDROOM WITH FITTED WARDROBES
- NEXT TO HARLOW TOWN TRAIN STATION
- IDEAL FOR COMMUTERS OR FIRST TIME BUYERS

### External

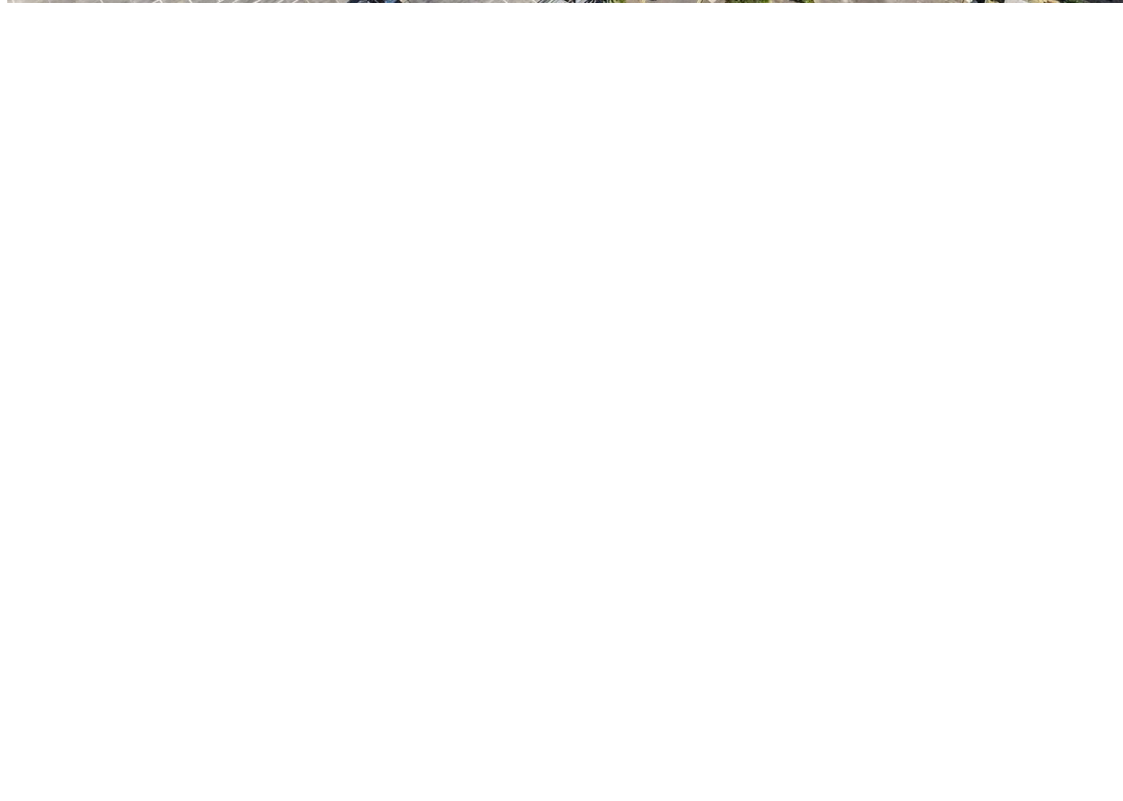
Lift access, Parking available at the train station car park at an additional cost





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SIXTH FLOOR  
46.4 sq.m. (499 sq.ft.) approx.

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	85	85

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		



TOTAL FLOOR AREA : 46.4 sq.m. (499 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.

Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

