www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Edinburgh Gate, Harlow, CM20 2JG
Offers In Excess Of £190,000

** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, TWO BEDROOM, TWO BATHROOM FOURTH FLOOR APARMENT 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.

Entrance Hallway
9'95 x 6'14 (2.74m x 1.83m)
Electric heater, carpeted, smoke alarm, power points, storage cupboards

Lounge
17'23 x 9'98 (5.18m x 2.74m)
Double glazed window to rear aspect, electric heater, carpeted, phone point TV aerial, power points

Kitchen
9'94 x 6'26 (2.74m x 1.83m)
Double glazed window to rear aspect, vinyl 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

Family Bathroom
9'95 x 6'14 (2.74m x 1.83m)
Heated towel rail, vinyl flooring, panel enclosed bath with mixer tap, vanity under unit with wash basin and mixer tap, part tiled walls

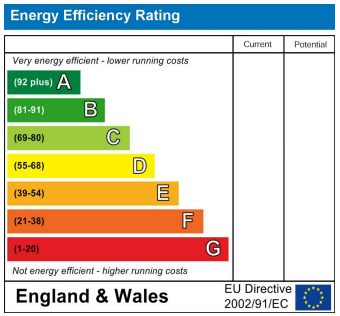
Master Bedroom
8'69 x 14'30 (2.44m x 4.27m)
Double glazed window to rear aspect, electric heater, carpeted, TV aerial point, power points.

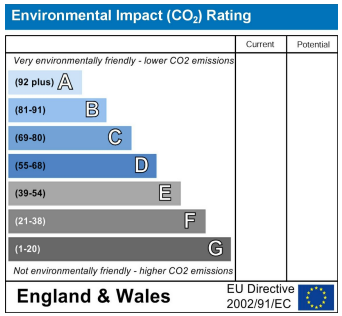
En-Suite
8'69 x 14'30 (2.44m x 4.27m)
Heated towel rail, vinyl flooring, extractor fan, part tiled walls, shower cubicle

Bedroom Two
6'96 x 13'42 (1.83m x 3.96m)
Double glazed window to rear aspect, electric heater, carpeted, power points.

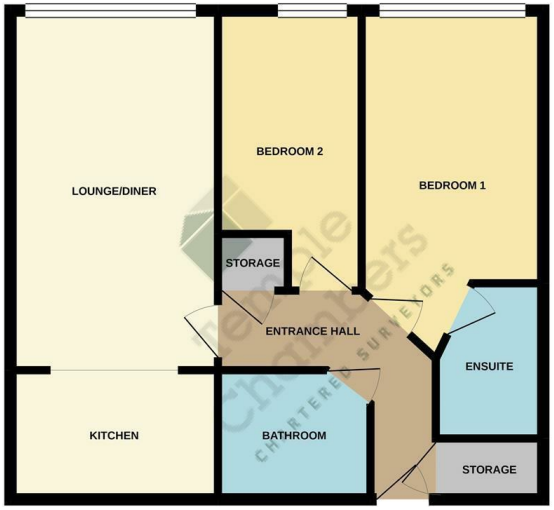
External
Allocated parking, lift access

Tenure - Leasehold
Construction Type - Brick Built
Lease Remaining - 139 Years
Service Charge - £3060 PA
Ground Rent - £190 PA
Council Tax Band - D
EPC Rating - C





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



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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