

[www.kings-group.net](http://www.kings-group.net)

Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Edinburgh Gate, Harlow, CM20 2GS  
Offers In The Region Of £300,000

**\*\* KINGS GROUP ARE DELIGHTED TO OFER THIS IMMACUALTELY PRESENTED, TWO BEDROOM, TWO BATHROOM THIRD FLOOR APARTMENT IN THE SOUGHT AFTER EDINBURGH GATE DEVELOPMENT \*\***

Situated on the third floor of the prestigious Edinburgh Gate development, this beautifully presented modern apartment offers stylish and contemporary living in an exceptionally convenient location. The property features a bright and spacious open-plan living and dining area, complemented by a modern fitted kitchen with integrated appliances, creating an ideal space for both everyday living and entertaining. There are two generously sized double bedrooms, including a superb principal bedroom with en-suite shower room, alongside a well-appointed family bathroom.

Finished to an excellent standard throughout, the apartment benefits from an abundance of natural light and has been meticulously maintained by the current owners, allowing any prospective purchaser to move straight in and enjoy. Residents of Edinburgh Gate enjoy access to an attractive communal roof terrace, providing a wonderful outdoor space to relax and unwind. Further benefits include lift access to all floors and one allocated parking space. Perfectly positioned adjacent to the train station, and right next door to Harlow Town Park, the property offers excellent transport links for commuters, while the town centre and Princess Alexandra Hospital are both within comfortable walking distance. A wide range of shops, restaurants, cafés and leisure facilities are also close by.

This outstanding apartment represents an ideal opportunity for first-time buyers, professionals, downsizers and investors alike, seeking modern living in a highly desirable and well-connected development.

**Property Information**

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low  
 Tenure - Leasehold  
 Lease Remaining - 117 Years  
 Service Charge - £2484.50 PA  
 Ground Rent - £287.50 PA  
 Council Tax Band - B  
 EPC Rating - E

**Entrance Hallway**  
**17'22 x 3'44 (5.18m x 0.91m )**

Laminate flooring, electric radiator, double storage cupboards

**Lounge/Kitchen**  
**17'03 x 15'90 (5.26m x 4.57m)**

Double glazed windows to side and front aspect, laminate flooring, electric radiator, TV aerial point, phone point, power points. Kitchen area consists of a range of base and wall units with flat top wooden work surfaces, integrated oven, integrated induction hob, chimney style extractor fan, integrated dishwasher, integrated fridge/freezer, spotlights, power points

**Master Bedroom**  
**12'39 x 14'43 (3.66m x 4.27m)**

Double glazed window to side aspect, electric radiator, laminate flooring, door leading to En-suite bathroom, power points, TV aerial point, built in wardrobe

**En-Suite**  
**5'76 x 6'86 (1.52m x 1.83m)**

Tiled flooring, shower cubicle with thermostatically controlled shower, wall mounted wash basin with mixer tap, low level flush W.C. spotlights, heated towel rail, extractor fan

**Bedroom Two**  
**14'38 x 9'15 (4.27m x 2.74m)**

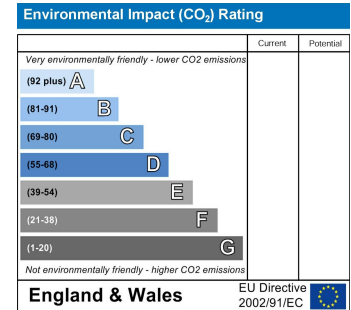
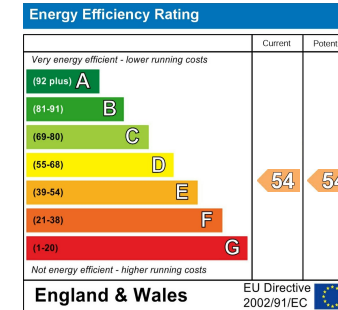
Double glazed window to front aspect, laminate flooring, corner wardrobe, electric heater, power points

**Family Bathroom**  
**6'24 x 6'52 (1.83m x 1.83m)**

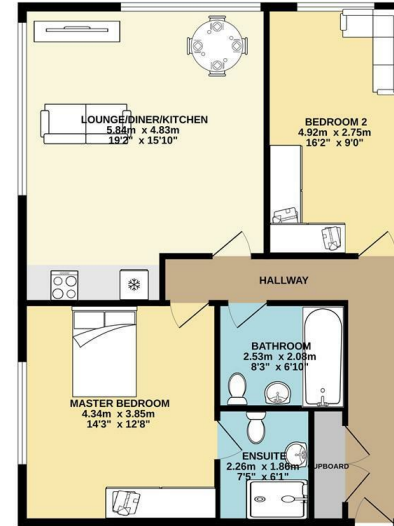
Tiled flooring, heated towel rail, panel enclosed bath with mixer tap and shower over bath, wall mounted wash basin with mixer tap, low level flush W.C. spotlights, extractor fan

**External**

One allocated parking space under the Ackroyd building, communal roof terrace



THIRD FLOOR  
 77.1 sq.m. (830 sq.ft.) approx.



TOTAL FLOOR AREA - 77.1 sq.m. (830 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and are intended to guide you only. They do not constitute a contract. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or efficiency over time.  
 Made with Metamax CAD200

