

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

Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

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

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED ONE BEDROOM, FOURTH FLOOR APARTMENT FOR SALE, IN THE HIGHLY SOUGHT AFTER DEVELOPMENT OF EDINBURGH GATE, HARLOW \*\***

This apartment would make the ideal purchase for any first time buyer looking to get onto the property ladder or investor looking to add to their portfolio, 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. 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 on your doorstep at just a 20 minute walk or 5 minute drive away!

This 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.

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

**Entrance Hallway**  
**11'02 x 10'54 (3.40m x 3.05m)**

Laminate flooring, 2x storage cupboards, one housing water cylinder and washer/dryer, spotlights

**Bedroom**  
**10'54 x 9'92 (3.05m x 2.74m)**

Double glazed window to rear aspect, laminate flooring, electric radiator, fitted wardrobes, power points

**Family Shower Room**  
**7'21 x 4'62 (2.13m x 1.22m)**

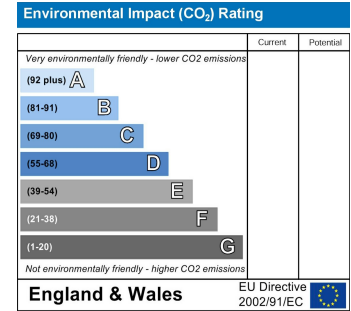
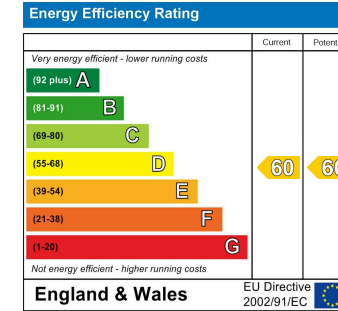
Walk in shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, extractor fan, low level flush W.C. part tiled walls, tiled splash backs, spotlights

**Lounge/Kitchen**  
**15'86 x 11'61 (4.57m x 3.35m)**

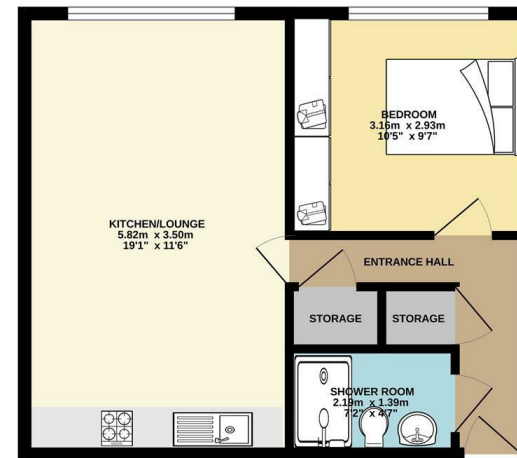
Double glazed window to rear aspect, laminate flooring, electric radiator, TV aerial point, phone point, power points, kitchen area has a range of base and wall units with flat top wooden work surfaces, integrated fridge/freezer, integrated electric oven with induction hob, integrated dishwasher, chimney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

Lease Remaining - 117 Years

Service Charge - £1244 PA  
 Ground Rent - £215 PA  
 EPC Rating - D  
 Council Tax Band - A  
 Year Built - 2018  
 Communal Roof Terrace  
 One allocated parking space  
 Visitor permit parking available



FOURTH FLOOR  
 38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA: 38.8 sq.m. (418 sq.ft.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other items are approximate and are not intended to be used for any legal, professional or other statements. The client is to be responsible for their own checks and should be satisfied with the information provided. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or condition over time.  
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