



Edinburgh Gate, CM20 2GS
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS IMMACULATELY 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.

Offers In The Region Of £300,000



- **TWO BEDROOM THIRD FLOOR APARTMENT**
- **MODERN FAMILY BATHROOM**
- **ONE ALLOCATED PARKING SPACE IN A SECURE GATED CAR PARK**
- **WALKING DISTANCE OF HARLOW TOWN CENTRE**
- **COMMUNAL ROOF TERRACE**

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

- **EN-SUITE SHOWER ROOM TO MASTER BEDROOM**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **LOCATED RIGHT BY HARLOW TOWN TRAIN STATION**
- **117 YEARS REMAINING ON THE LEASE**
- **OVERLOOKING HARLOW TOWN PARK**

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

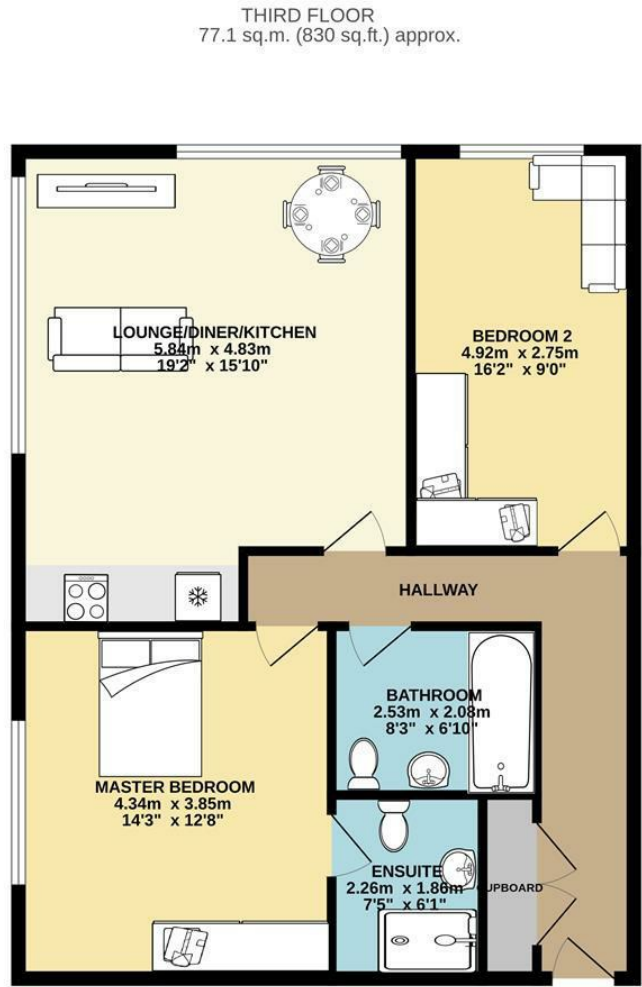
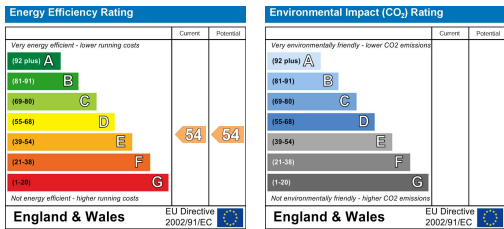




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TOTAL FLOOR AREA: 77.1 sq.m. (830 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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