



Edinburgh Gate, CM20 2JG  
Harlow





# Edinburgh Gate, CM20 2JG

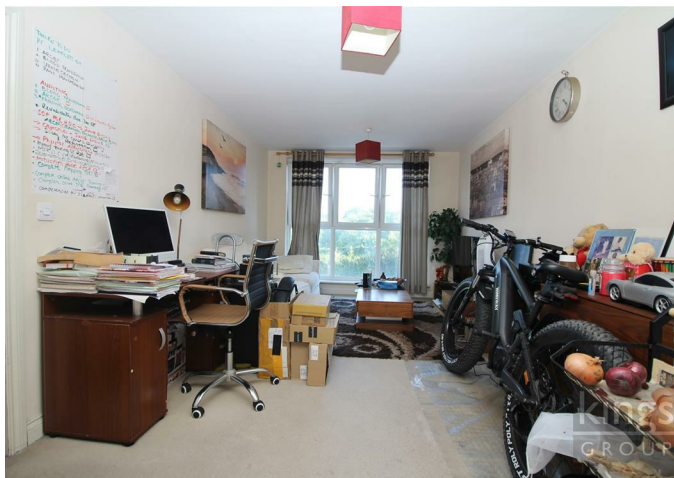
**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, TWO BEDROOM, TWO BATHROOM SECOND FLOOR APARTMENT FOR SALE, IN MILL COURT, EDINBURGH GATE, HARLOW \*\***

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.

## Offers In Excess Of £190,000



- TWO BEDROOM SECOND FLOOR APARTMENT
- OPEN PLAN LIVING ROOM/KITCHEN
- ONE ALLOCATED PARKING SPACE
- WALKING DISTANCE OF HARLOW TOWN CENTRE
- LEASE REMAINING - 138 YEARS

- EN-SUITE TO MASTER BEDROOM
- SPACIOUS THROUGHOUT
- OPPOSITE HARLOW TOWN TRAIN STATION
- EASY ACCESS TO A414 & M11
- SERVICE CHARGE - £3050 PA

**Entrance Hallway 9'95 x 6'14 (2.74m x 1.83m)**

Entry system phone, two storage cupboards, carpet, storage heater, power points, smoke alarm

**Lounge 17'23 x 9'98 (5.18m x 2.74m)**

Double glazed windows to rear aspect, storage heater, carpet, phone point, TV aerial point, phone point

**Kitchen 9'94 x 6'26 (2.74m x 1.83m)**

Lino flooring, range of wall and base units with roll top work surfaces and tiled splash backs, integrated electric oven with electric hob, chimney style extractor fan, integrated fridge / freezer, integrated washing machine combined tumbled dryer, plumbed for dishwasher, spotlights, power points

**Master Bedroom 8'69 x 14'30 (2.44m x 4.27m)**

Double glazed window to rear aspect, storage heater, carpet, TV aerial point, power points

**En-suite 4'69 x 5 (1.22m x 1.52m)**

Heated towel rail, vinyl flooring, extractor fan, walk in shower cubicle with electric shower, wash hand basin with mixer tap and vanity unit, low level flush WC, shaver point, tiled splash backs, spotlights

**Bedroom Two 6'96 x 13'42 (1.83m x 3.96m)**

Double glazed window to rear aspect, storage heater, carpet, TV aerial point, power points

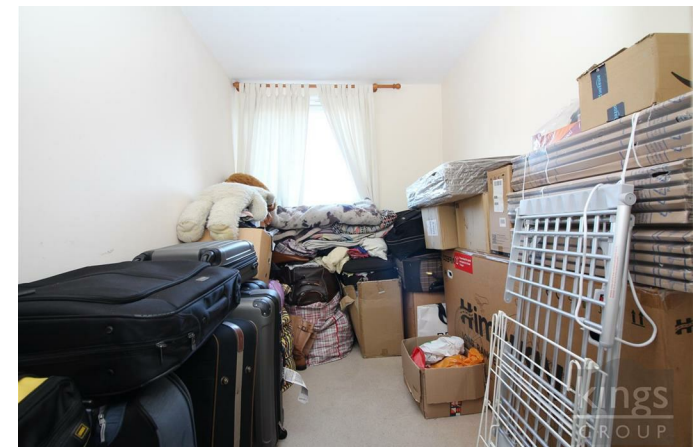
**Family Bathroom 6'96 x 13'42 (1.83m x 3.96m)**

Heated towel rail, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit, low level flush WC, shaver point, tiled splash backs, spotlights

Lease remaining - 138 Years

Service Charge - £3050 PA

Construction Type - Brick Built



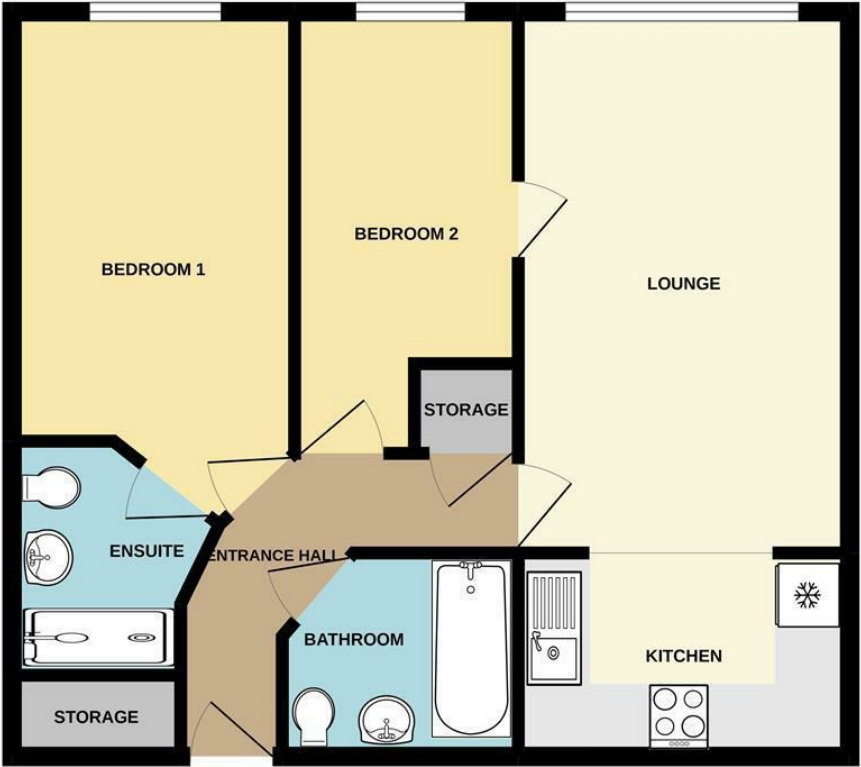






Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR  
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (570 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.  
Made with Metropix ©2022

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 433033  
E:  
www.kings-group.net

