



Mill Court, Edinburgh Gate, CM20 2JG
Harlow





Kings
GROUP

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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, FOURTH FLOOR, CHAIN FREE, TWO BEDROOM, TWO BATHROOM APATMENT IN THE SOUGHT AFTER DEVELOPMENT OF MILL COURT, HARLOW ****

Ideal for first time buyers or investors alike, this property is a stones throw away from Harlow Town Train Station giving you direct access into London, Cambridge and Stansted Airport. The property is also approximately 1 mile (20 minute walk) from Harlow Town Centre where you will find 24 hour supermarkets, range of high street shops, variety of restaurants, choice of affordable gyms and salons as well as a cinema and Princess Alexandra Hospital. As well as being less than a 5 minute walk from the station, the A414 is less than 5 minutes drive from the property making it the perfect location for commuters. As you enter the apartment, you will be greeted by a spacious open-plan kitchen and living room, perfect for both relaxation and entertaining. The modern design of the kitchen is complemented by ample natural light that floods the living area, creating a warm and inviting atmosphere.

The apartment also features two well-proportioned bedrooms, providing comfortable living spaces for residents or guests. The two bathrooms add to the convenience of the property, ensuring that morning routines run smoothly.

Additional benefits include allocated parking, which is a valuable asset in this bustling area, and lift access, making the apartment easily accessible for all.

Don't miss your opportunity to view this property - call us now on 01279 433033!

Offers In The Region Of £225,000



- CHAIN FREE
- IMMACULATELY PRESENTED THROUGHOUT
- FAMILY BATHROOM
- CLOSE TO HARLOW TOWN TRAIN STATION
- LEASE REMAINING - 138 YEARS

Entrance Hall approx 3'00 x 8'00 (approx 0.91m x 2.44m)

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

Lounge 10'02 x 16'40 (3.10m x 4.88m)

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

Kitchen 9'92 x 6'21 (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

Bedroom One approx 13'95 x 8'66 (approx 3.96m x 2.44m)

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

En Suite approx 4'75 x 7'66 (approx 1.22m x 2.13m)

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 10'84 x 9'94 plus 3'77 x 2'64 (3.05m x 2.74m plus 0.91m x 0.61m)

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

Bathroom approx 6'28 x 5'00 (approx 1.83m x 1.52m)

Heated towel rail, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash hand basin with

- TWO BEDROOM FOURTH FLOOR APARTMENT
- EN-SUITE TO MASTER
- ALLOCATED PARKING
- EPC RATING - B
- SERVICE CHARGE AND GROUND RENT - £3250 PA APPROX

mixer tap and vanity unit, low level flush WC, shaver point, tiled splash backs, spotlights

External

Allocated parking, lift access

Lease Remaing - 138 years

Service Charge - £3060 PA

Ground Rent - £190 PA TBC

Council Tax Band - D

EPC Rating - B



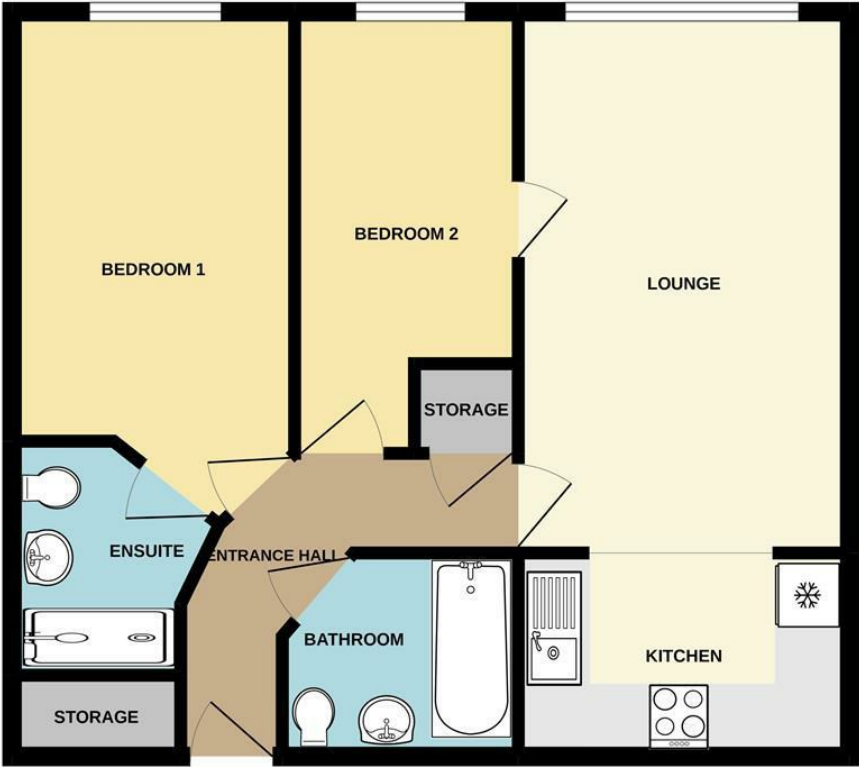






Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.
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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.

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