



Edinburgh Gate, CM20 2JG  
Harlow







Kings  
GROUP



# Edinburgh Gate, CM20 2JG

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS THIRD FLOOR, TWO BEDROOM, TWO BATHROOM APARTMENT, IN THE SOUGHT AFTER BLOCK OF MILL COURT, LOCATED OPPOSITE HARLOW TOWN TRAIN STATION \*\***

Welcome to this delightful two-bedroom, two-bathroom apartment located on the third floor of Mill Court in Harlow. This property is situated in a highly sought-after area, directly opposite Harlow Town train station, making it an ideal choice for commuters and those who appreciate convenient access to transport links.

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 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.

This property presents an excellent opportunity for those looking to enjoy modern living in a prime location. Whether you are a first-time buyer, a young professional, or seeking a rental investment, this apartment is sure to meet your needs. Do not miss the chance to make this charming residence your new home. Call us today on 01279433033 to arrange your viewing.

## Offers In Excess Of £200,000



- TWO BEDROOM THIRD FLOOR APARTMENT
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- DUAL ASPECT WINDOWS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SERVICE CHARGE AND GROUND RENT £3250 PA APPROX

- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- A STONES THROW FROM HARLOW TOWN TRAIN STATION
- LEASE REMAINING 138 YEARS
- EPC RATING - B

#### **Entrance Hall 21'40, 3'71 (6.40m, 0.91m)**

Entry phone, smoke alarm, electric heater, laminate flooring, two storage cupboards, power points, coved ceiling

#### **Lounge 24'2 x 9'7 (7.37m x 2.92m)**

Double glazed windows to rear and side aspect, electric heater, laminate flooring, phone point, TV aerial point, power points, coved ceiling

#### **Kitchen 9'73, 6'34 (2.74m, 1.83m)**

Double glazed window to side aspect, tiled flooring, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric oven and hob, chimney style extractor fan, sink with drainer unit, integrated fridge / freezer, plumbed for washing machine, plumbed for dishwasher, coved ceiling, spotlights, power points

#### **Bedroom One 16'5 x 9 (5.00m x 2.74m)**

Double glazed window to rear aspect, laminate flooring, TV aerial point, power points, coved ceiling

#### **En-Suite 4'75 x 7'66 (1.22m x 2.13m)**

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

#### **Bedroom Two 13'6 x 6'9 (4.11m x 2.06m)**

Double glazed window to rear aspect, electric heater, laminate flooring, TV aerial point, power points, coved ceiling

#### **Family Bathroom 6'28 x 5 (1.83m x 1.52m)**

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

#### **External**

Allocated parking, lift access

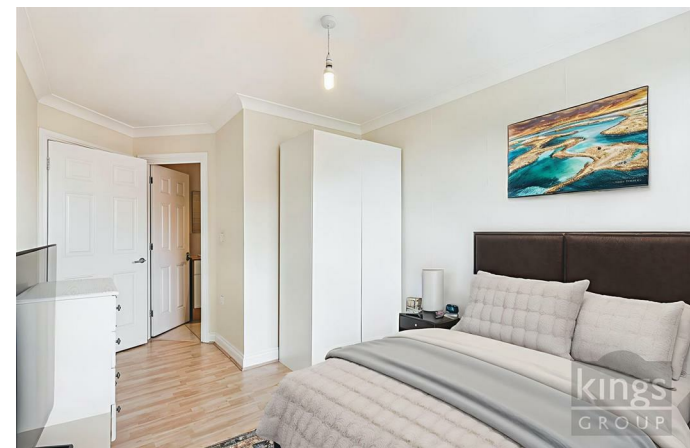
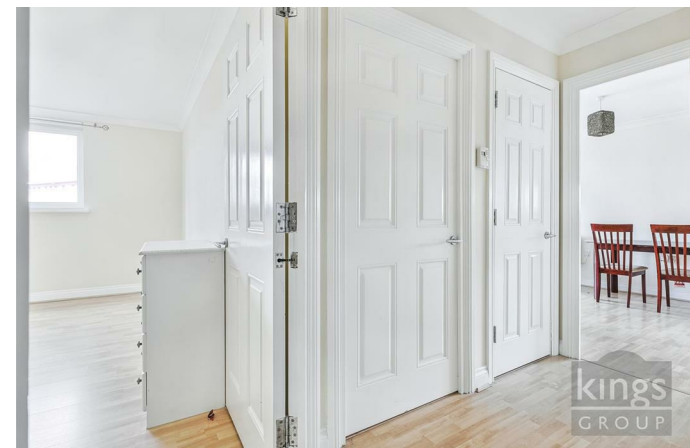
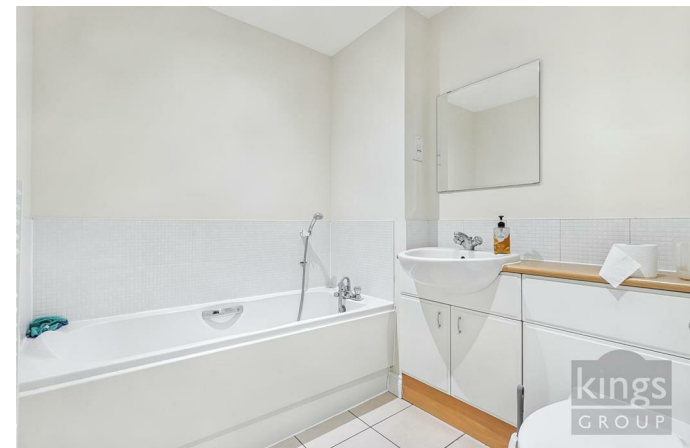
Lease Remaining - 138 years

Service Charge - £3060 PA

Ground Rent - £190 PA TBC

Council Tax Band - D

EPC Rating - B







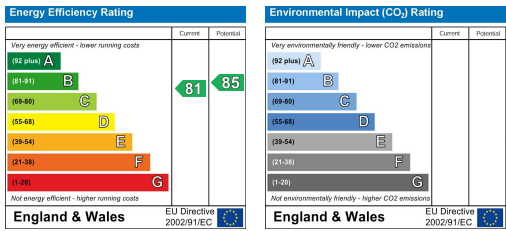
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GROUND FLOOR  
55.4 sq.m. (597 sq.ft.) approx.

TOTAL FLOOR AREA : 55.4 sq.m. (597 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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