

Edinburgh Gate, CM20 2JG
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS TWO BEDROOM, TWO BATHROOM, THIRD FLOOR APARTMENT WITH A LARGE PRIVATE BALCONY, IN MILL COURT, EDINBURGH GATE, HARLOW ****

Situated directly opposite Harlow Town Train Station, this well-presented third floor apartment offers convenient living in a highly sought-after location. Boasting two generously sized bedrooms and two contemporary bathrooms, the property is ideal for professionals, commuters, first-time buyers, or investors alike. The apartment is well maintained throughout and features a bright and spacious open-plan living and dining area, creating the perfect space for both relaxing and entertaining. The fitted kitchen is well-equipped with ample storage and workspace, while large windows allow plenty of natural light to flow through the home.

One of the standout features of the property is the impressive large private balcony, offering an excellent outdoor space to enjoy morning coffee, al fresco dining, or simply unwind.

The principal bedroom benefits from an en-suite shower room and access to the balcony, with the second bedroom being well-proportioned and served by a family bathroom. Additional benefits include allocated parking, secure entry system, and excellent transport links with direct access to London via Harlow Town Station. The apartment is also located within walking distance of Harlow town Centre and The Princess Alexandra Hospital. Conveniently located close to local shops, restaurants, amenities, and green spaces, this superb apartment combines comfort, style, and practicality in a prime commuter location.

Offers In The Region Of £215,000



- TWO BEDROOM THIRD FLOOR APARTMENT
- FAMILY BATHROOM
- LARGE PRIVATE BALCONY
- LIFT ACCESS
- CLOSE TO HARLOW TOWN CENTRE AND THE PRINCESS ALEXANDRA HOSPITAL

Property Information

Tenure - Leasehold
 Construction Type - Brick Built (Purpose Built)
 Lease Remaining - 138 years
 Service Charge - £3060 PA
 Ground Rent - £190 PA
 Council Tax Band - D
 EPC Rating - C

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

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

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

Double glazed windows to rear aspect, electric storage heater, carpeted, phone point, TV aerial point, phone point, double glazed patio door leading to balcony

Kitchen 9'92 x 6'21 (2.74m x 1.83m)

Vinyl 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, plumbed for dishwasher, spotlights, power points

Bedroom One 12'11" x 8'0" (3.96m x 2.44m)

Double glazed window to rear aspect, electric storage heater, carpeted, TV aerial point, power points, double glazed patio door leading to balcony

En-Suite 4'75 x 7'66 (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

- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN LIVING AREA/KITCHEN
- ONE ALLOCATED PARKING SPACE
- OPPOSITE HARLOW TOWN TRAIN STATION
- LONG LEASE - 138 YEARS

Bedroom Two 10'84 x 9'94 (3.05m x 2.74m)

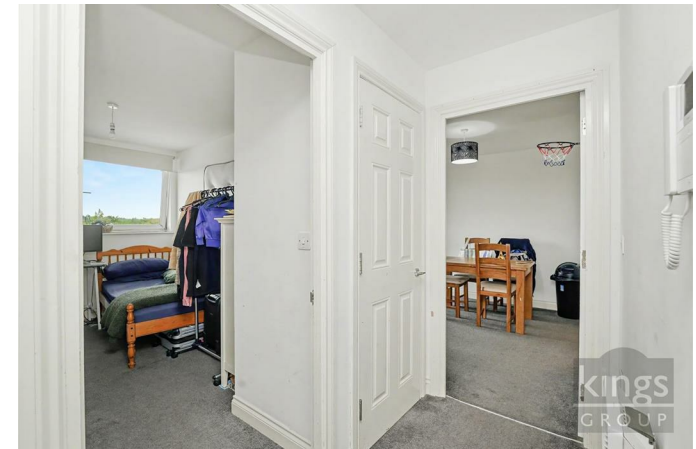
Double glazed window to rear aspect, electric storage heater, carpeted, TV aerial point, power points

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

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

External

Allocated parking space, lift access





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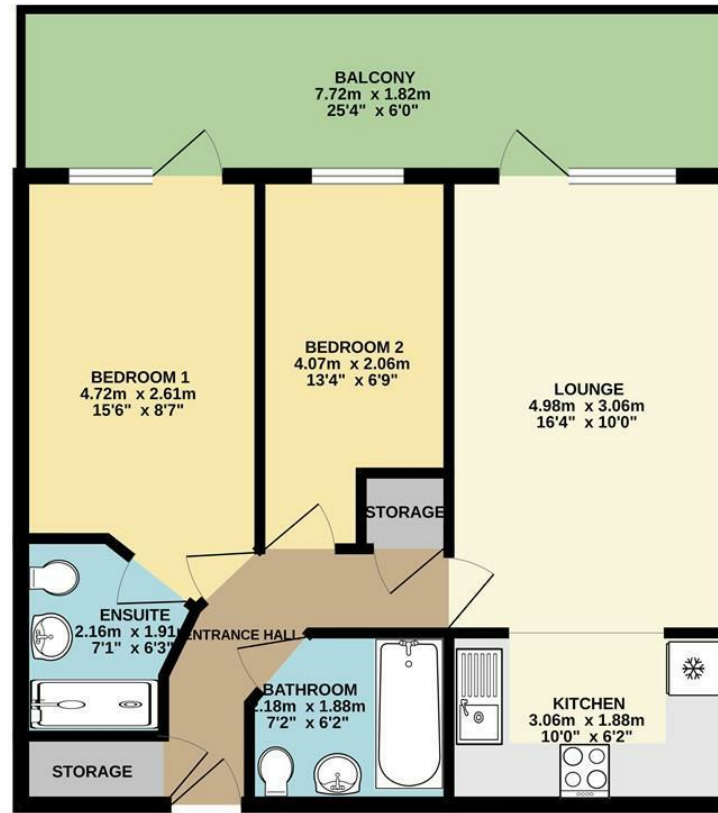




| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

SECOND 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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