



Edinburgh Gate, CM20 2UB  
Harlow

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# Edinburgh Gate, CM20 2UB

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATEDLY PRESENTED, SPACIOUS ONE BEDROOM, SECOND FLOOR APARTMENT FOR SALE, IN THE HIGHLY SOUGHT AFTER DEVELOPMENT OF HEPWORTH HOUSE, HARLOW \*\*

This apartment would make the ideal purchase for any first time buyer looking to get onto the property ladder or investor looking to add to their portfolio, this property is located just a stones throw away from Harlow Town Train 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 on your doorstep at just a 20 minute walk or 5 minute drive away!

This spacious apartment comprises of an open plan living / kitchen area with integrated appliances and French door leading to balcony, one double bedroom with fitted wardrobes and a family bathroom with modern three piece suite as well as ample storage.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

Asking Price £223,768



- ONE BEDROOM SECOND FLOOR APARTMENT
- OPEN PLAN KITCHEN / LIVING AREA
- PRIVATE BALCONY
- SOUGHT AFTER LOCATION
- SERVICE CHARGE - £1169.16 PA

- IMMACULATEDLY PRESENTED THROUGHOUT
- INTEGRATED APPLIANCES
- NEXT TO HARLOW TOWN TRAIN STATION
- LEASE REMAINING - 998 YEARS
- COUNCIL TAX BAND - C

#### **Living / Kitchen Area 23'71 x 15'38 (7.01m x 4.57m)**

Double glazed window to rear aspect, double glazed French door leading to private balcony, Amtico flooring, spotlights, double radiator, TV aerial point, phone point, power points. Kitchen area comprises of a range of base and wall units with flat top granite effect work surfaces, sink with single drainer unit and instant hot tap, integrated fridge/freezer, washer/dryer and dishwasher

#### **Family Bathroom 6'67 x 7'60 (1.83m x 2.13m)**

Tiled flooring, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level WC, extractor fan, spotlights

#### **Bedroom 52'5""19'8" x 32'9""131'2" (16'06 x 10'40)**

Double glazed window to rear aspect, carpeted, TV aerial point, power points, built in mirrored wardrobes

#### **Balcony**





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SALES SUITE THIS WAY

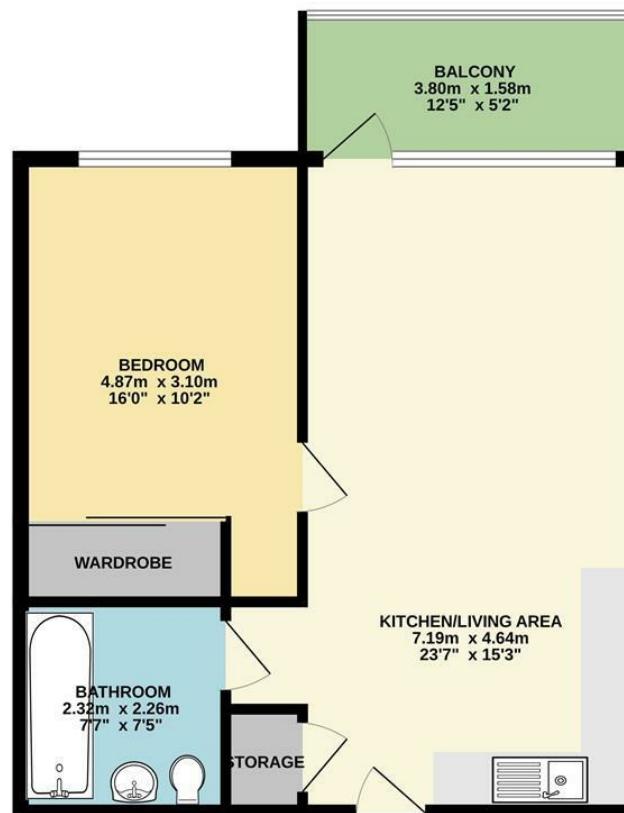


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



GROUND FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA: 49.6 sq.m. (534 sq.ft.) approx.  
Whilst every attempt is made to ensure the accuracy of the floor plan, 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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