



Edinburgh Gate, CM20 2JG  
Harlow

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# Edinburgh Gate, CM20 2JG

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, SECOND FLOOR, TWO BEDROOM, TWO BATHROOM APARTMENT WITH LARGE PRIVATE BALCONY IN MILL COURT, HARLOW \*\*

Welcome to this charming two bedroom apartment located in the desirable Edinburgh Gate, Harlow. This property boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. The master bedroom comes with an en-suite, offering you privacy and convenience.

One of the highlights of this property is the large balcony, where you can enjoy your morning coffee or unwind in the evening. Situated next to Harlow Town train station, commuting will be a breeze for those working in the city or exploring the surrounding areas.

Although this apartment is in need of some tender loving care, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. Don't miss out on the chance to own a property in this sought-after location with great potential. Contact us today on 01279 433 033 to arrange a viewing and envision the possibilities that this apartment holds for you.

Offers In The Region Of  
£210,000



- TWO BEDROOM SECOND FLOOR APARTMENT
- LARGE PRIVATE BALCONY
- OPEN PLAN KITCHEN/LOUNGE
- CLOSE TO HARLOW TOWN TRAIN STATION
- SERVICE CHARGE - £2894 PA

- EN-SUITE TO MASTER BEDROOM
- SPACIOUS THROUGHOUT
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASE REMAINING - 140 YEARS
- GROUND RENT - £190 PA

#### Entrance Hallway

Carpeted flooring.

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

Double glazed window, coved ceiling, laminate flooring, single radiator, phone point, TV aerial point, power points, double glazed doors leading to balcony.

#### Kitchen 7'56 x 9'97 (2.13m x 2.74m)

Laminate flooring, tiled walls, granite effect work surfaces, integrated cooker, electric oven and hob, drainer unit sink, integrated fridge freezer, plumbing for dishwasher and washing machine, coved ceiling, power points.

#### Bathroom 6'27 x 6'38 (1.83m x 1.83m)

Coved ceiling, tiled walls, radiator, tiled flooring, extractor fan, bath with shower attachment, wash basin with mixer tap, low level W.C.

#### Bedroom One 14'39 x 8'55 (4.27m x 2.44m)

Double glazed widow, coved ceiling, single radiator, carpeted flooring, fitted wardrobes, phone point, TV aerial point, double glazed doors leading to balcony, power points.

#### En-Suite 4'13 x 7'64 (1.22m x 2.13m)

Coved ceiling, tiled walls, single radiator, tiled flooring, electric shower, wash basin with mixer tap, low level W.C.

#### Bedroom Two 13'45 x 6'95 (3.96m x 1.83m)

Double glazed widow, coved ceiling, single radiator, carpeted flooring, fitted wardrobes, phone point, TV aerial point, power points.





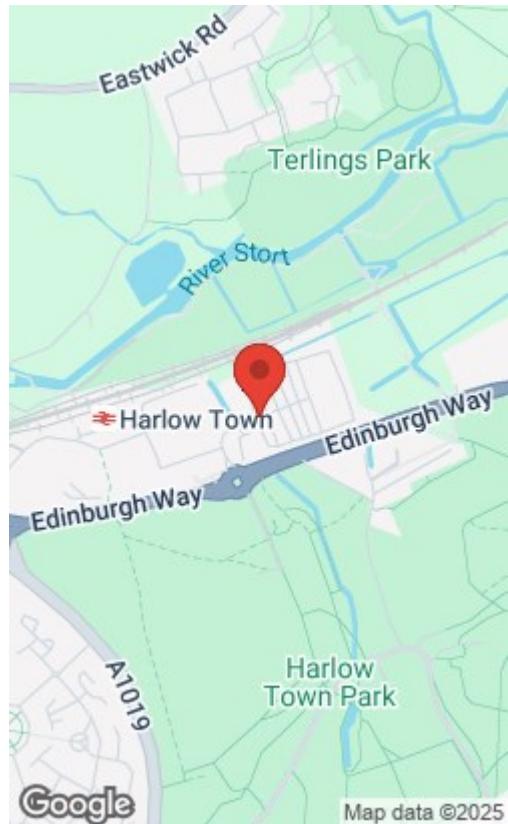
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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



GROUND FLOOR  
58.8 sq.m. (633 sq.ft.) approx.



TOTAL FLOOR AREA: 58.8 sq.m. (633 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the above measurements, dimensions, 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.