



**Mill Court
Edinburgh Gate
Harlow
Essex
CM20**

Offers In Excess Of £165,000

bettermove

Edinburgh Gate Harlow

Bettermove are proud to present this 1 bedroom flat in Harlow. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric central heating throughout and has off street parking available via an allocated space.

The council tax band is D.

This is a leasehold property with 137 years remaining on the lease; the ground rent is £250pa and the service charge is £2995pa.

The interior of this beautifully presented property comprises a spacious living and dining room and fitted kitchen, as well as the 1 bedrooms and the family bathroom.

Located in the popular town of Harlow, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Harlow Town train station (0.2 miles), various bus routes and the A10 and M11.

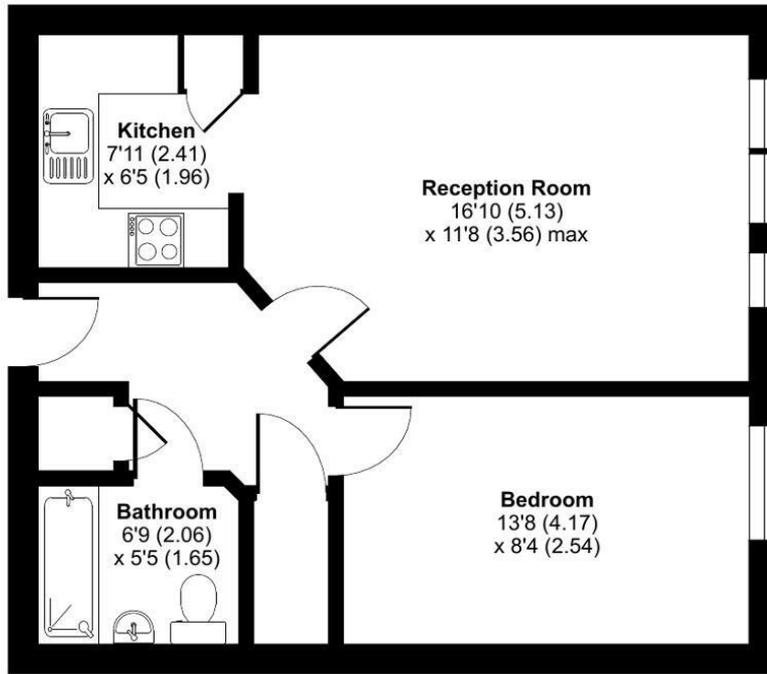
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Mill Court Edinburgh Gate, Harlow, Essex, CM20

Approximate Area = 485 sq ft / 45.1 sq m

For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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