



## 6 Godfrey House, Edinburgh Way, Harlow, Essex, CM20 2UE

- AVAILABLE WITH LANES LETTINGS!
- PRIVATE TERRACE
- SOUGHT AFTER DEVELOPMENT
- MODERN & TASTEFUL INTERIOR

AVAILABLE END OF AUGUST! Lanes are pleased to welcome this stunning flat located on the sought-after newer development in Edinburgh Way. This contemporary property boasts a high-spec interior that is tastefully decorated in neutral tones, creating a warm and inviting atmosphere.

Upon entering, you will find a spacious open-plan kitchen and living area. The fitted integrated kitchen offers ample cupboard space, ensuring that all your culinary needs are met. The living area features patio doors that lead to a private terrace, providing a lovely view of the beautifully landscaped communal garden.

The flat comprises one generously sized double bedroom, complete with fitted wardrobes.. The exquisite en-suite bathroom is a highlight, featuring tasteful LED lighting that adds a touch of elegance.

# £1,350 PCM



| 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 |           |

| 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 |           |

