



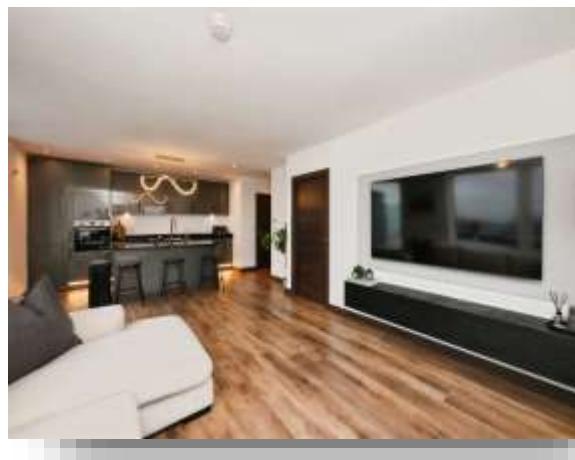
Godfrey House Edinburgh Gate, Harlow CM20 2UF

 william h brown

welcome to

Godfrey House Edinburgh Gate, Harlow

Discover this stylish and contemporary one-bedroom apartment in the highly sought-after Godfrey House development, a newly built development by Weston Homes offering premium living in a prime Harlow location. Highlights include a private roof terrace, underground parking and access to Harlow station



- Accommodation Overview -

Entrance Hall

With storage cupboard.

Cloakroom

Partially tiled, wc and pedestal wash basin.

Lounge

Window to side aspect, window to rear aspect and door leading to the sun terrace/garden.

Kitchen

Fitted wall and base units with work surfaces over, sink with drainer unit, integrated oven, fridge/freezer and dish washer. Breakfast bar island with induction hob, cupboards around the island with pop up sockets.

Bedroom 1

Window to side aspect, carpet, built in wardrobes and radiator.

En Suite

Bath with rainfall shower, vanity unit wash basin, wc and radiator.

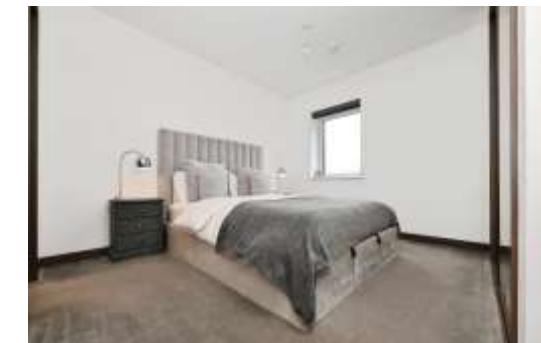
- Exterior -

Sun Terrace

Sun terrace with views.

Parking

Allocated space.



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welcome to

Godfrey House Edinburgh Gate, Harlow

- Private roof terrace
- Underground parking
- One bedroom
- Top floor position
- Direct access to Harlow station

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:

HLO104910 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk