



**Godfrey House Edinburgh Gate, Harlow CM20 2UF**

**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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## 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.



Total floor area 46.5 m² (716 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any terrace area), coverage and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Prepared by www.propertybox.co

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£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104910 - 0003

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william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



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