

Godfrey House, Edinburgh House | Harlow | CM20 2UF

Asking Price £230,000

clarknewman

Edinburgh Gate |

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A NEARLY NEW ONE BEDROOM SIXTH FLOOR FLAT. This immaculately presented property features a bright open-plan living and kitchen area, complete with integrated appliances and access to a balcony overlooking the communal gardens. The generous double bedroom benefits from fitted wardrobes and pleasant garden views, while the stylish bathroom is finished to a high standard. Built in 2024, the property also enjoys the reassurance of the remainder of the 10-year NHBC warranty. Viewings highly advised. Online virtual tour available.

- One Double Bedroom
- Next to Harlow Town Train Station
- Council Tax Band: B
- Sixth Floor Flat
- Immaculately Presented
- EPC Rating: B

Godfrey House

Located next to Harlow Town Train Station and only a short distance to Princess Alexandra Hospital. The block features secure entry video intercom, luxury entrance lobby, elevator access and communal gardens.

Open Plan Living

22'10" x 13'0" (6.96m x 3.96m)

External door to communal landing. Modern fitted kitchen with a range of wall and base units, quartz worktops, stainless steel sink and drainer and integral appliances including electric oven and hob, dishwasher, washer dryer and fridge freezer. Under units and plinth ambient lighting. Two radiators to walls. Two storage cupboards, one housing gas combination boiler. UPVC double glazed window and door out to balcony. Internal doors to bedroom and bathroom.

















Balcony
East-facing balcony with glass balustrade overlooking communal gardens.

Bedroom
14'11" x 10'1" (4.55m x 3.07m)
UPVC double glazed window overlooking communal gardens, radiator to wall. Fitted double wardrobe. Internal door to living room.

Bathroom
7'8" x 5'7" (2.34m x 1.70m)
Luxury fitted bathroom with white bath, vanity sink and WC. Thermostatic shower with waterfall head and glass screen over bath. Shaver socket and extractor fan. Ambient lighting. Chrome heated towel rail. Internal door to open plan living.

Lease Information
The below figures have been provided to us by the vendors:
Lease: 997 Years Remaining
Service Charge: £1,157.21 per annum / £96.43 per month
Ground Rent: £0

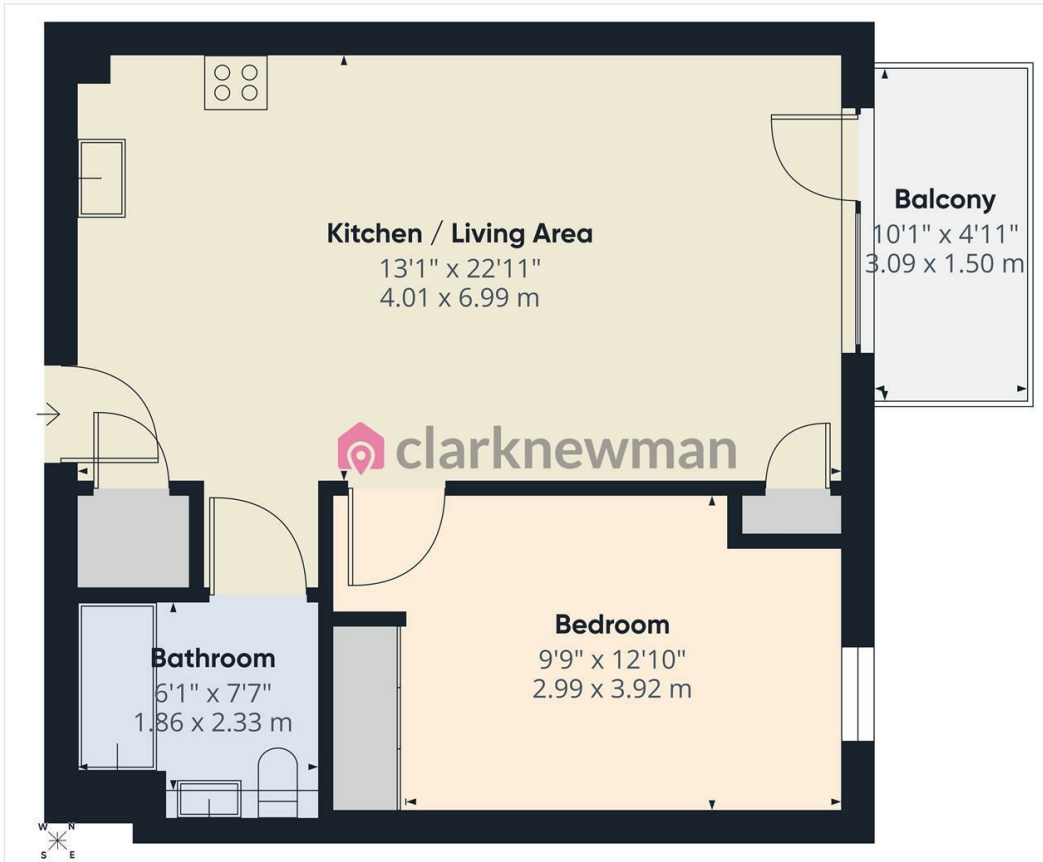
Local Area
Godfrey House is well positioned on Edinburgh Gate in the heart of Harlow, offering easy access to the town centre, transport links and local amenities. Harlow Town railway station is within close reach, providing direct services to London Liverpool Street, while the A414 and M11 offer convenient road connections. Residents can enjoy nearby shopping, cafés and restaurants, along with the green open spaces of Harlow Town Park, all contributing to a well-connected and convenient lifestyle.

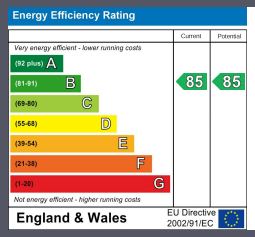
Agents Notes
Built-in 2024 this property is still well within the initial 10-year NHBC new build warranty.

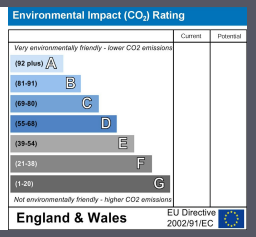












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