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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Godfrey House, Harlow, CM20 2UF
Guide Price £325,000

GUIDE PRICE £325,000-£350,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, ONE BEDROOM, NINTH FLOOR APARTMENT IN THE SOUGHT AFTER DEVELOPMENT OF GODFREY HOUSE, EDINBURGH GATE, HARLOW ****

This exquisite ninth floor apartment offers a spacious and contemporary living experience, with one generously sized bedroom with a modern en-suite bathroom and separate W.C. off the living area. Finished to the highest standards, the property features elegant fixtures and fittings throughout, including stylish Amtico flooring and state-of-the-art appliances. The open-plan living and dining area is bathed in natural light, with large windows and French doors offering scenic views, while the private roof terrace provides a perfect spot to relax and unwind. Located just moments from Harlow Town train station, this home offers unparalleled convenience for commuters, with a swift 15-minute train ride directly into London Liverpool Street. Ideal for professionals seeking both comfort and easy access to the capital, this apartment effortlessly combines luxury living with practicality.

The apartment comprises of an open plan living/kitchen area with Amtico flooring and modern fitted kitchen with integrated fridge/freezer, dishwasher and washing machine. W.C. with LED mirror and touch screen taps, one double bedroom with fitted wardrobes and en-suite bathroom with LED mirror and touch screen taps. The property further benefits from a private roof terrace and one allocated underground car parking space.

To avoid disappointment call us now to arrange your viewing on 01279 433 033.

Lounge/Kitchen Area
25'97 x 25'55 (7.62m x 7.62m)

Double glazed windows to rear aspect, two sets of double glazed French doors to side aspect leading to terrace, Amtico flooring, storage cupboard, door leading to W.C. TV aerial point, phone point, power points. Kitchen area consists of a range of base and wall units with flat top granite effect work surfaces, integrated fridge/freezer, integrated dishwasher, integrated washing machine, island, sink with double drainer unit and boiler tap, water softener

W.C.
3'7" x 6'6" (1.10 x 2)

Tiled flooring, tiled splashbacks, low level flush W.C. pedestal style wash basin with touch screen taps, LED mirror

Bedroom
14'21 x 11'86 (4.27m x 3.35m)

Double glazed window to rear aspect, carpeted, fitted wardrobe, door leading to en-suite bathroom, power points

En-Suite
7'62 x 6'62 (2.13m x 1.83m)

Tiled flooring, Tiled splash backs, low level flush W.C. panel enclosed bath with thermostatically controlled shower over bath, touch screen taps, LED heated mirror, heated towel rail, wash basin with touch screen mixer taps and vanity under unit, spotlights

External

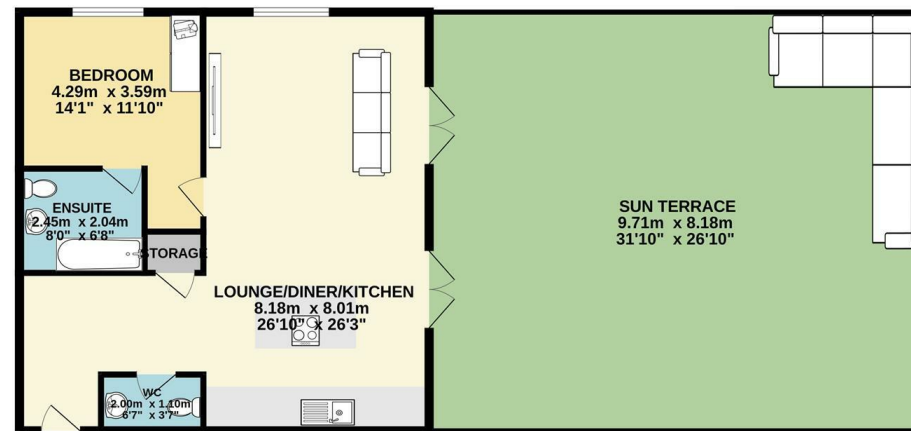
Private roof terrace with large seating area and storage shed, outside tap, panoramic views, underground allocated parking space

Construction Type - Brick Built
Lease remaining - 993 Years
Ground Rent - £0 PA
Service Charge - £1500 PA

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NINTH FLOOR
65.5 sq.m. (705 sq.ft.) approx.



TOTAL FLOOR AREA: 65.5 sq.m. (705 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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