



Edinburgh Gate, CM20 2UE
Harlow





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Looking for an apartment in Harlow with unbeatable connections? Your search ends here!

GUIDE PRICE £325,000 - £350,000

Kings Group are delighted to present this STUNNING TWO DOUBLE BEDROOM APARTMENT set on the FOURTH FLOOR of the highly sought-after Godfrey House, perfectly positioned just a stone's throw from Harlow Town Train Station - an absolute prime spot for London commuters. With 992 years remaining on the lease and the added benefit of allocated parking for one car, this is a home that delivers both lifestyle and long-term security in one of Harlow's most convenient locations.

Step inside and you're immediately greeted by a bright and inviting entrance hall that flows effortlessly into the showpiece of the home, a spacious open-plan kitchen and living area designed for modern living at its finest. The kitchen is beautifully finished with a range of wall and base units, integrated appliances, a boiling water tap and water softener, combining practicality with a real touch of luxury. The living space extends seamlessly through to a large private balcony terrace, creating the perfect setting for morning coffee, evening drinks or entertaining guests.

The master bedroom is a true retreat, offering generous proportions, built-in wardrobes and a sleek en-suite shower room finished with touch-screen taps and an LED mirror for a high-end, contemporary feel. The second double bedroom is equally well-sized, ideal for guests, family or home working, while the stylish family bathroom mirrors the same quality finish with a three-piece suite, touch-screen fittings and LED mirror.

This impressive apartment is a standout opportunity for first-time buyers or those looking to

Guide Price £325,000



- CHAIN FREE
- PRIVATE BALCONY
- HIGH SPECIFICATION FINISH THROUGHOUT
- TOUCH SCREEN TAPS AND LED MIRRORS IN BATHROOMS
- STONES THROUGH AWAY FROM HARLOW TRAIN STATION WITH DIRECT LINKS TO LONDON LIVERPOOL STREET

Property Information

Build: Standard Construction

Flood Risk: Rivers & Seas - Very Low, Surface Water - Low

Tenure: Leasehold

Lease Remaining: 992 Years

Service Charge: £1864 Per Annum

Ground Rent: £0 Per Annum

Parking: One Allocated Parking Space

Kitchen/ Living Area (Open Plan) 21'63 x 25'45 (6.40m x 7.62m)

Double glazed window to side aspect, double glazed French doors to side aspect leading to private balcony, Amtico flooring, storage cupboard, a range of base and wall units with flat top granite effect work surfaces, integrated dishwasher, integrated electric oven and induction hob, chimney style extractor fan, integrated fridge/freezer, integrated washing machine, sink with boiler tap and double drainer unit, spotlights, power points, double radiator

Bedroom One 13'62 x 18'15 (3.96m x 5.49m)

Double glazed window to side and rear aspect, carpeted, double radiator, TV aerial point, power points, fitted wardrobe, door leading to En-suite shower room

En-suite 7'67 x 6'72 (2.13m x 1.83m)

Tiled flooring, tiled splashbacks, extractor fan, walk in shower cubicle with thermostatically controlled shower, wash basin with touch screen taps and vanity under unit, low level flush W.C. spotlights, heated towel rail

Bedroom Two 15 x 9'05 (4.57m x 2.87m)

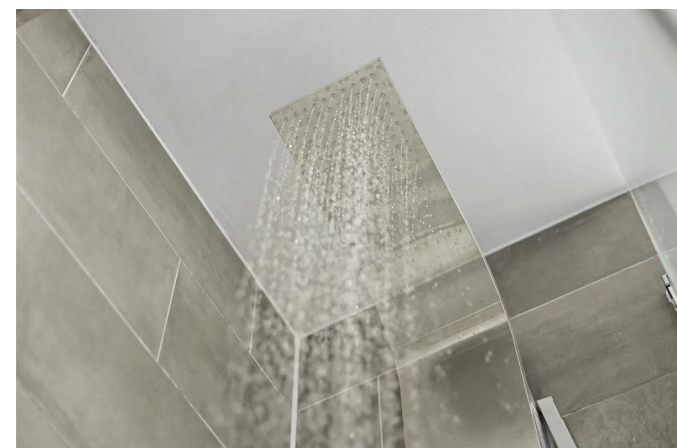
Double glazed window to side aspect, carpeted, double radiator, power points

- TWO BEDROOM FORTH FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- BOILING TAP AND WATER SOFTENER INSTALLED
- ALLOCATED PARKING SPACE
- LONG LEASE REMAINING OF 992 YEARS

Family Bathroom 7'71 x 6'71 (2.13m x 1.83m)

Tiled flooring, tiled splashbacks, extractor fan, panel enclosed bath with thermostatically controlled shower over bath, wash basin with touch screen taps and vanity under unit, low level flush W.C. spotlights, heated towel rail

Balcony 9'9 x 5'1 (2.97m x 1.55m)





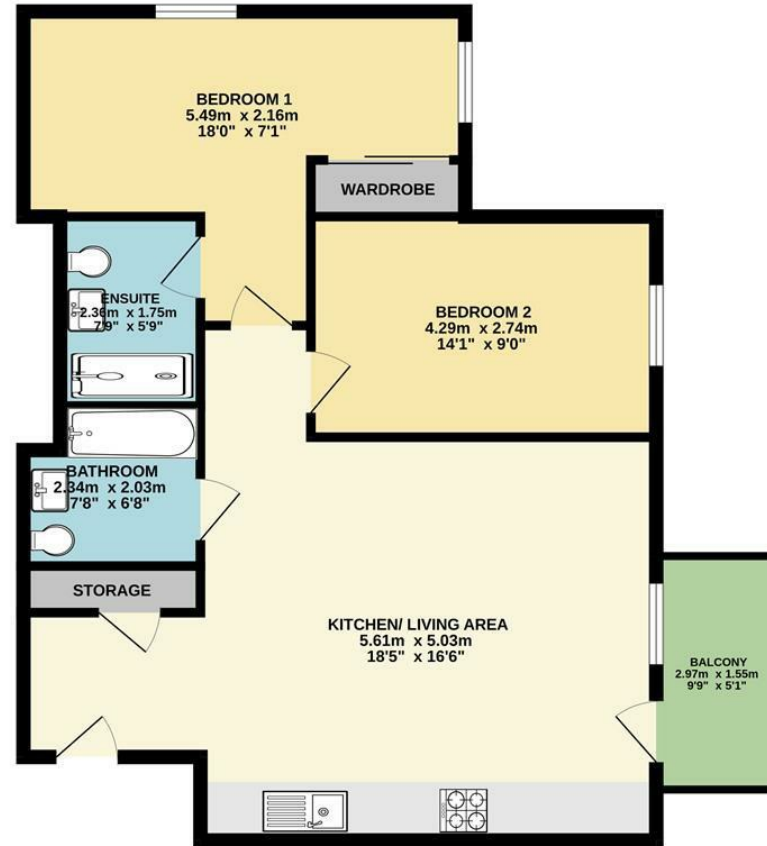
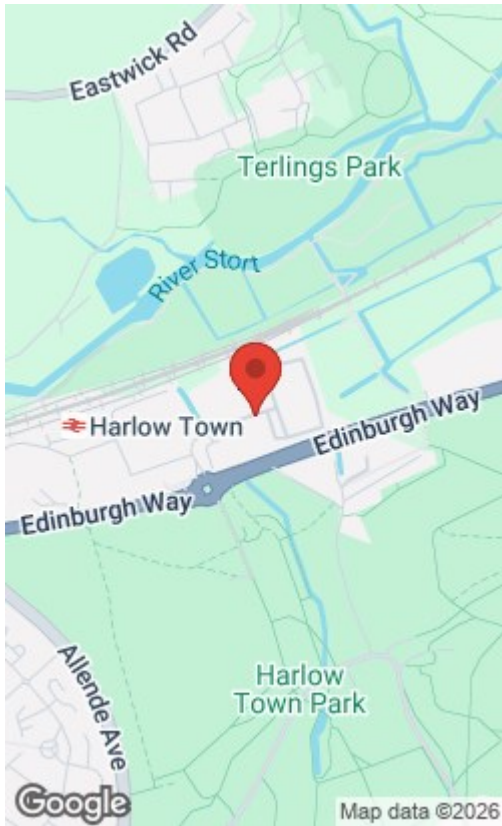




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	85

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		

FORTH FLOOR
76.9 sq.m. (828 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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