



Edinburgh Gate, CM20 2UF
Harlow





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

GUIDE PRICE £360,000 - £375,000.

This exquisite tenth-floor apartment offers a spacious and contemporary living experience, with two generously sized bedrooms and two sleek, modern bathrooms. 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 offering scenic views, while the private balcony 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. Family bathroom with LED mirror and touch screen taps, two double bedrooms with fitted wardrobes and en-suite shower room to master bedroom with LED mirror and touch screen taps. The property further benefits from a private balcony and one allocated underground car parking space.

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

Guide Price £360,000



- **TWO BEDROOM TENTH FLOOR APARTMENT**
- **EN-SUITE TO MASTER BEDROOM**
- **FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **GATED UNDERGROUND ALLOCATED PARKING SPACE**

- **EPC RATING - B**

Entrance Hallway

Amtico flooring, double radiator, entry com system, storage cupboard housing electric metre

Open plan Lounge/Kitchen 27'26 x 23'03 (8.23m x 7.09m)

Double glazed French doors to side aspect leading to private balcony, large storage cupboard, double radiator, Amtico flooring, spotlights, TV aerial point, phone point, power points. The kitchen area comprises of a range of base and wall units with flat top granite effect work surfaces, integrated electric oven, integrated induction hob with chimney style extractor fan, integrated dishwasher, integrated washing machine, sink with double drainer unit and boiler tap.

Family Bathroom 7'69 x 6'63 (2.13m x 1.83m)

Tiled flooring, tiled splash backs, sink with touch screen mixer tap and vanity under unit, LED mirror, panel enclosed bath with touch screen mixer tap, low level W.C. spotlights, extractor fan, heated towel rail.

Master Bedroom 16 x 10'89 (4.88m x 3.05m)

Double glazed window to rear aspect, double glazed floor to ceiling window to side aspect, double radiator, carpeted, built in mirrored wardrobe, power points, door leading to en-suite bathroom.

En-Suite 7'66 x 6'61 (2.13m x 1.83m)

Tiled flooring, tiled splash backs, heated towel rail, wash basin with touch screen mixer tap and vanity under unit, walk in thermostatically controlled shower, LED mirror, spotlights.

Bedroom Two 11'32 x 10'70 (3.35m x 3.05m)

Double glazed window to side aspect, built in mirrored wardrobe, carpeted, power points, double radiator.

- **IMMACULATELY PRESENTED THROUGHOUT**
- **OPEN PLAN LIVING ROOM/KITCHEN AREA**
- **PRIVATE BALCONY**
- **NEXT TO HARLOW TOWN TRAIN STATION - 15 MINUTES INTO LONDON LIVERPOOL STREET**
- **LEASE REMAINING - 993 YEARS**

External

Balcony, underground allocated parking space

Council Tax Band - D

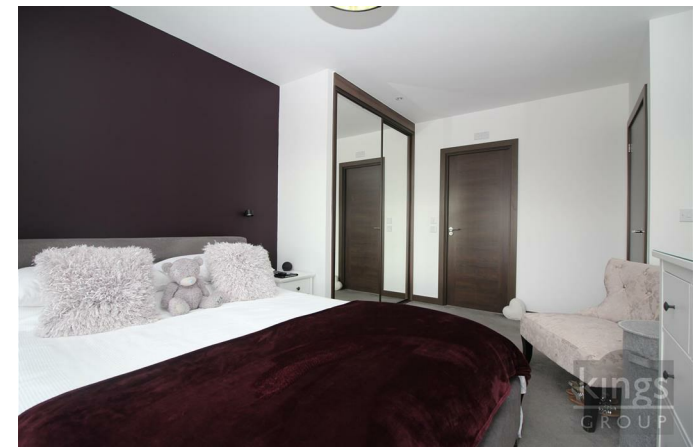
EPC Rating - B

Flood Risk - Low

Lease Remaining - 993 Years

Ground Rent - £0 PA

Service Charge - £1500 PA





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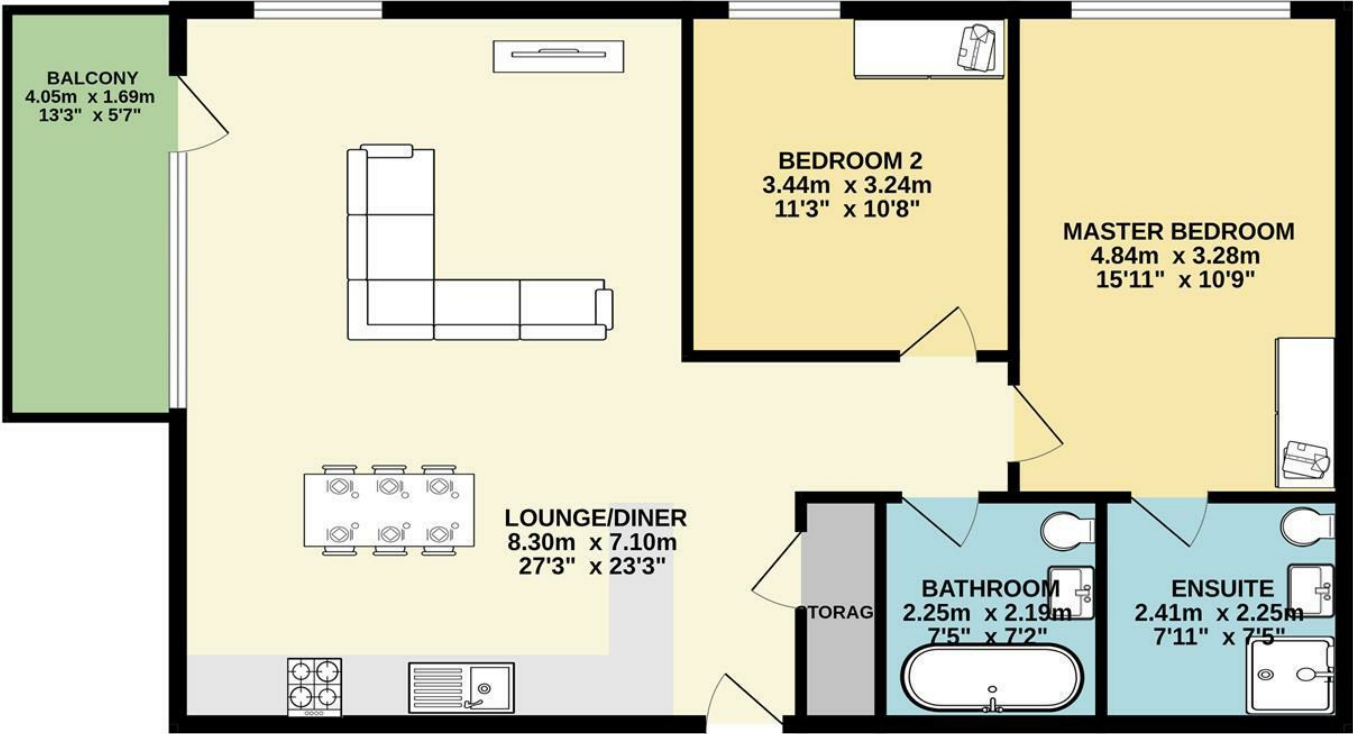
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
82.2 sq.m. (884 sq.ft.) approx.



TOTAL FLOOR AREA : 82.2 sq.m. (884 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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