

Edinburgh Gate, Harlow

2 Bedroom Flat/Apartment

Intercounty







Located within the highly desirable Edinburgh Gates development, this beautifully presented eighth-floor apartment offers modern living with stunning far-reaching views across open fields and farmland.

The property is accessed via a welcoming entrance lobby, leading into a bright and spacious open-plan kitchen, dining, and living area—ideal for both relaxing and entertaining. The space is enhanced by two private balconies, allowing you to fully enjoy the expansive views and natural light, while the kitchen is fitted with high-quality integrated appliances.

The apartment comprises two well-proportioned double bedrooms, including a principal bedroom with its own ensuite, alongside a contemporary family bathroom.

Conveniently situated within easy reach of the mainline train station, the property benefits from fast and direct links into London and Cambridge, making it ideal for commuters. Further advantages include two allocated parking spaces within a secure underground car park.

Constructed to a high specification, the building features a range of luxury additions throughout, along with access to a large communal garden area, exclusively available to residents.

Asking Price
£355,000

Potential Rental £1700 PCM

EPC Band B & Council Tax Band D

The apartment is leasehold with 997 years reaming. The annual service charge is £1848 and no ground rent is payable.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.























Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

intercounty_

IntercountyEA

Listed by



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Agent's Note / Lease Information

Lease Length – Approx. 992 Years Remaining
Service & Maintenance Charge – Approx. £1848 pa
Ground Rent - Approx. £0 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

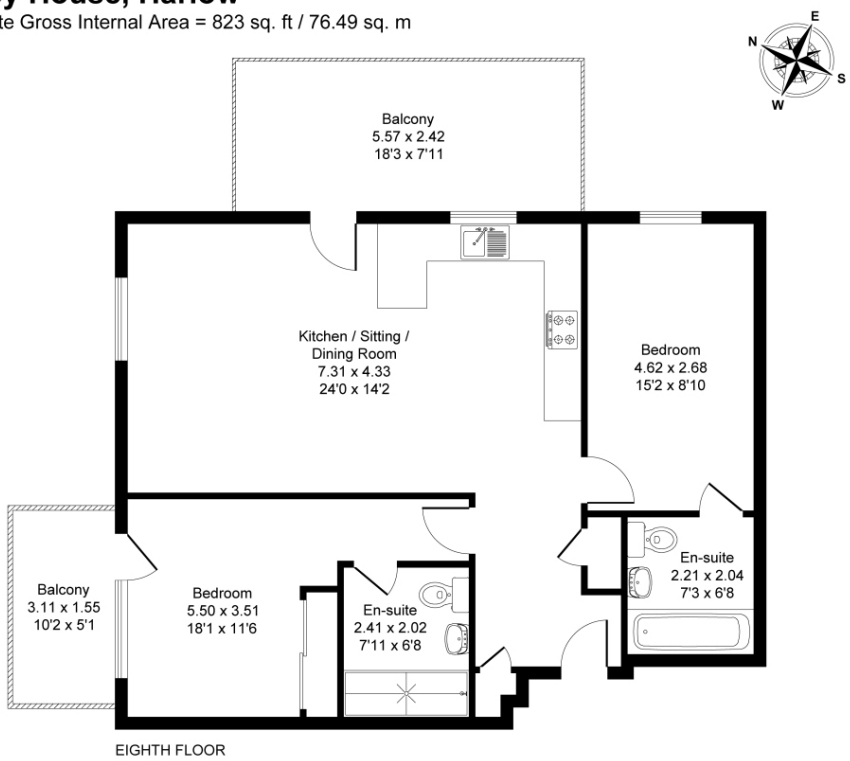
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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Godfrey House, Harlow

Approximate Gross Internal Area = 823 sq. ft / 76.49 sq. m



EIGHTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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Property Details

2 Double Bedroom Apartment

8th Floor

Highly Desirable Location

2 Private Balconies with Views

Integrated Kitchen

Ensuite & Bathroom

2 Secure Allocated Parking Spaces

Communal Gardens

Long Lease

Close to Station

EPC Band B & Council Tax Band D

Tenure - Leasehold

80 Godfrey House, Edinburgh Gate, Harlow, Essex, CM20 2UF

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.