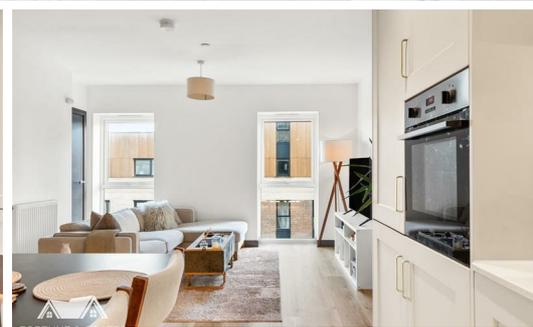




**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



## 71 Godfrey House Edinburgh Gate, Harlow, CM20 2UF

**Guide price £240,000**

GUIDE PRICE £240,000-£250,000. Fortune and Coates are delighted to welcome to the market this beautiful one bedroom 7th floor apartment situated in the popular and convenient location of Godfrey House, Harlow.

Upon entering, you are greeted by an inviting hallway that leads to the spacious open-plan lounge, kitchen, and dining area. The large windows in this room allow natural light to flood in, creating a warm and welcoming atmosphere ideal for entertaining family and friends.

The kitchen is a standout feature of the apartment, showcasing sleek white wall and base units that are beautifully complemented by under-cabinet lighting. It is fully equipped with integrated appliances, including an oven, hob, fridge/freezer, dishwasher, washing machine, and tumble dryer. A water softener with a boiling water tap

Lounge/kitchen/diner 12'8" x 22'11" (3.88 x 7.01)

Bedroom 10'4" x 12'4" (3.17 x 3.78)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Floor Plan

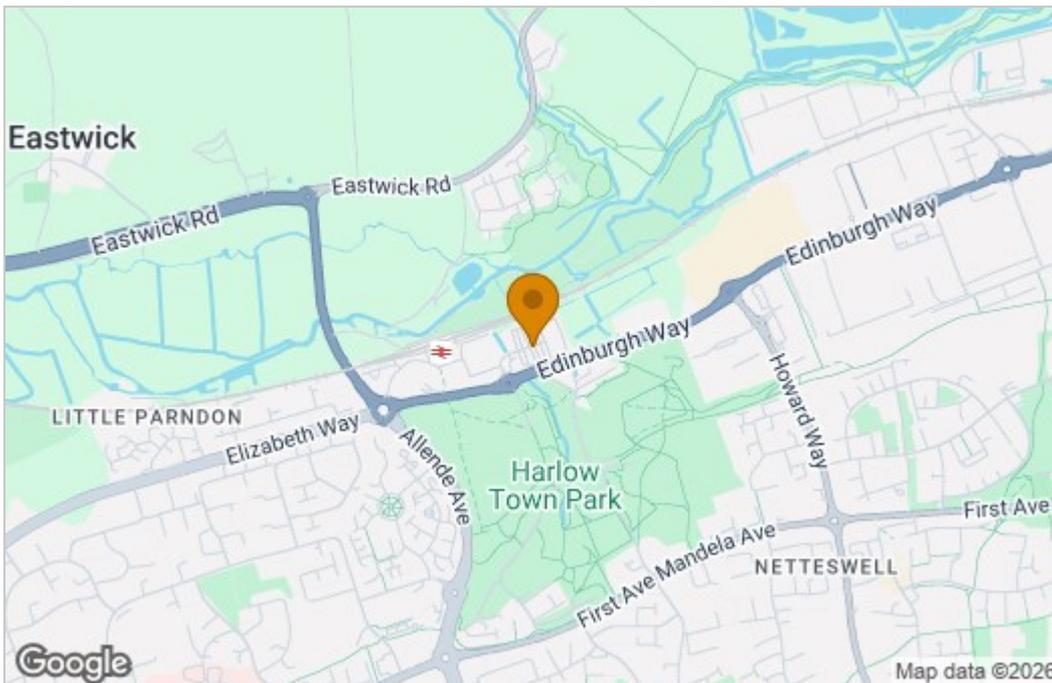


Total Area: 52.9 m<sup>2</sup> ... 569 ft<sup>2</sup>

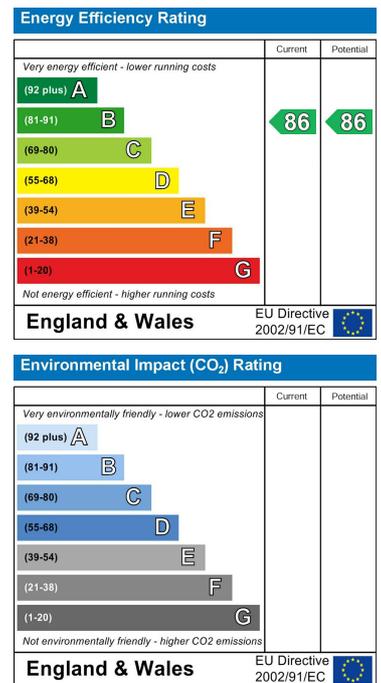
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.