



## 6 Godfrey House, Edinburgh Way, Harlow, Essex, CM20 2UE

- AVAILABLE WITH LANES LETTINGS
- PRIVATE TERRACE
- SOUGHT AFTER DEVELOPMENT
- MODERN & TASTEFUL INTERIOR

AVAILABLE MID-AUGUST! Lanes are pleased to welcome this stunning flat located on the sought-after new development in Edinburgh Way. This contemporary property boasts a high-spec interior that is tastefully decorated in neutral tones, creating a warm and inviting atmosphere.

Upon entering, you will find a spacious open-plan kitchen and living area. The fitted integrated kitchen offers ample cupboard space, ensuring that all your culinary needs are met. The living area features patio doors that lead to a private terrace, providing a lovely view of the beautifully landscaped communal garden.

The flat comprises one generously sized double bedroom, complete with fitted wardrobes.. The exquisite en-suite bathroom is a highlight, featuring tasteful LED lighting that adds a touch of elegance.

# £1,350 PCM



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

