



## 14 King Harold Lodge Broomstick Hall Road

Waltham Abbey EN9 1LN

Price **£260,000**



**\*OFFERED CHAIN FREE!\*** A beautifully presented Two Double Bedroom Luxury Retirement Apartment. Built in 2015, the property is situated in the historic market town of Waltham Abbey, within a short walk to the town centre and its wealth of amenities.

Some of the many benefits include 20'9" Lounge/Diner, Fitted Kitchen, En Suite Shower Room and Separate Bathroom, Communal Residents Lounge, Communal Gardens and Residents Parking.



### ACCOMODATION

Communal front entrance with entryphone system. Stairs and lift to first floor.

### ENTRANCE HALL

15'2" x 5'5 max (4.62m x 1.65m max)

Coved ceiling. Radiator. Two cupboards. Entryphone System. Door to:

### LOUNGE

20'9" max x 18'7 (6.32m max x 5.66m)

Two front aspect uPVC double glazed windows. Feature fireplace. Radiator. Storage cupboard. Coved ceiling. Door to:

### FITTED KITCHEN

7'10" x 7'9" (2.39m x 2.36m)

Range of wall and base units with wood effect work surfaces over. Stainless steel single drainer sink unit. Built in electric hob with extractor fan over. Built in electric oven. Integrated dishwasher. Integrated fridge and integrated freezer.

### BEDROOM ONE

20' max x 14'7" max (6.10m max x 4.45m max)

Front aspect uPVC double glazed window and uPVC double glazed door with Juliette balcony. Coved Ceiling. Radiator. Mirror fronted wardrobe. Door to:

### EN SUITE SHOWER ROOM

7'10" x 5'3" (2.39m x 1.60m)

Front aspect uPVC double glazed window. Fully tiled shower cubicle. Wash hand basin with cupboard under. Low level W.C. Chrome heated towel rail. Extractor fan.

### BEDROOM TWO

16'6" max x 9'3" (5.03m max x 2.82m)

Front aspect uPVC double glazed window. Coved Ceiling. Radiator

### BATHROOM/W.C.

6'9" x 5'8" (2.06m x 1.73m)

Fully tiled walls. Panel enclosed bath with separate shower unit and glazed screen. Vanity wash hand basin with cupboard under. Low level W.C. Extractor fan. Chrome heated towel rail.

### COMMUNAL RESIDENTS LOUNGE

### COMMUNAL LAUNDRY ROOM

### EXTERIOR

Residents parking.

### COMMUNAL GARDENS

### AGENTS NOTES

Lease term 125 years from 2015.

Ground rent: £789.58 Per annum.

Service charge: (Year ending 31st May 2025): £5,873.25 per annum

Service charges include: Careline system, heating to the apartment, buildings insurance, water and sewerage rates, air source heat pump heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

COUNCIL TAX : Band C

### Road Map



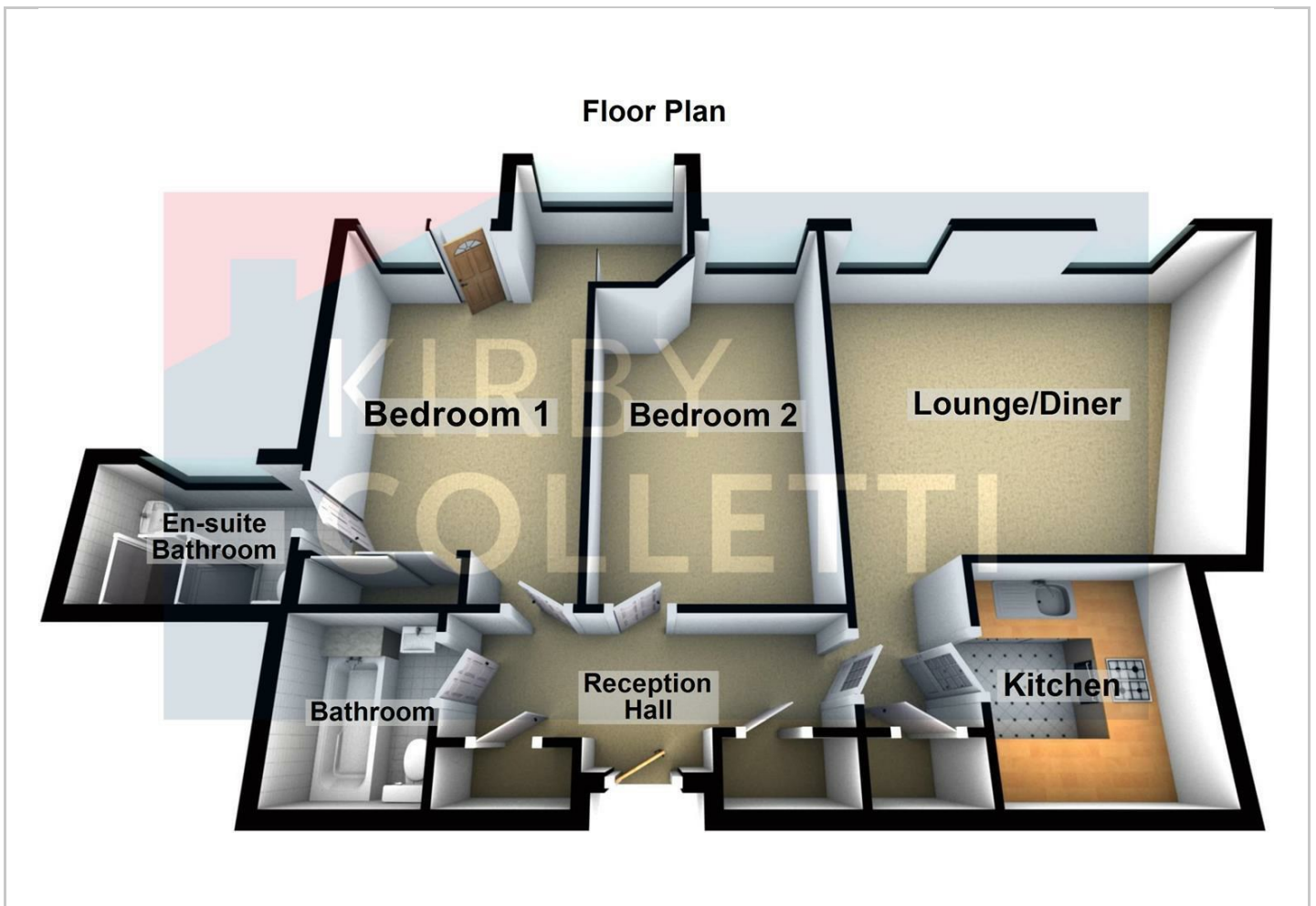
### Hybrid Map



### Terrain Map



### Floor Plan

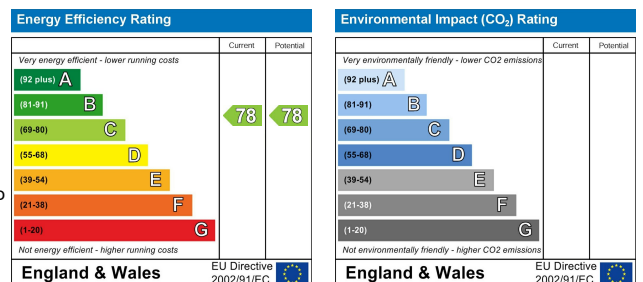


### Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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.

### Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk