



Asking Price £200,000 Leasehold

1 Bedroom, Apartment - Retirement

22, King Harold Lodge, Broomstick Hall Road, Waltham Abbey, Essex, EN9 1LN

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Churchill
Sales & Lettings
Retirement Property Specialists

King Harold Lodge,

Located in the town of Waltham Abbey, King Harold Lodge is a delightful development of 28 one and two bedroom retirement apartments.

Waltham Abbey is located between the River Lea and Epping Forest, approximately 16 miles from central London.

Approximately three miles out of Waltham Abbey town is Epping Forest, Loughton - London's largest open space providing events, walking and other pursuits. Waltham Abbey provides excellent shopping and leisure facilities which includes, amongst others, bakers, supermarkets, cafés, restaurants, pharmacies, hairdressers and clothes shops all within the main centre and walking distance from King Harold Lodge.

The nearest train station serving Waltham Abbey is at Waltham Cross - trains from here run to places including Broxbourne, London Liverpool St, Hertford East, Bishop's Stortford and Stratford (London). Buses from Waltham Abbey provide transport to destinations including Waltham Cross, Loughton, Debden, Broxbourne, Ware and Hertford.

King Harold Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. King Harold Lodge is a very social lodge with events ranging from movie nights to strawberry and cream afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

King Harold Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

King Harold Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

King Harold Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Viewing Highly Recommended.

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment which is situated in a quiet position, on the first floor of this sought after development, King Harold Lodge, in Waltham Abbey.

The apartment offers deceptively spacious accommodation, neutral decor and no forward chain.

The Lounge overlooks the rear of the development and has ample space for living and dining room furniture.

The Kitchen, which is accessed via the Lounge, has a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows light and ventilation into the kitchen.

The Bedroom is a very generous double room which has a useful built in wardrobe and plenty of additional space for bedroom furniture if required.

The Shower room offers a curved glass shower cubicle, a wc and a wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard which is located in the hallway.



Features

- One bedroom, first floor retirement apartment
- No forward chain
- Deceptively spacious accommodation with lounge overlooking the rear
- Fully fitted kitchen with integrated appliances
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lodge Manager available 5 days a week



Key Information

Service Charge (Year ending 31st May 2024):
£4,830.78 per annum

Ground rent £718.40 per annum. To be reviewed in
May 2028

Council Tax: Band B

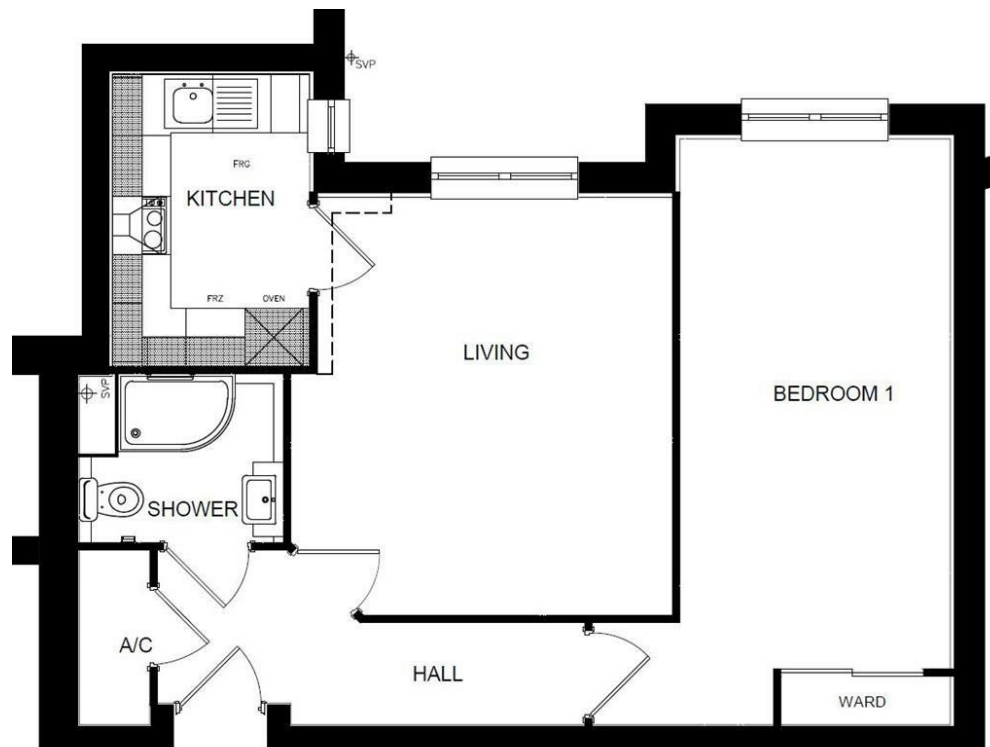
125 year Lease commencing 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



APARTMENT AREA	
53.00	m sq.
570.50	ft sq.

Living	Width 12'-11" [3925] max	Length 14'-1" [4295] max
Kitchen	Width 6'-8" [2030] max	Length 9'-10" [3005] max
Shower Room	Width 5'-8" [1735] max	Length 6'-11" [2100] max
Bedroom	Width 9'-1" [2780] max	Length 19'-9" [6020] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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