

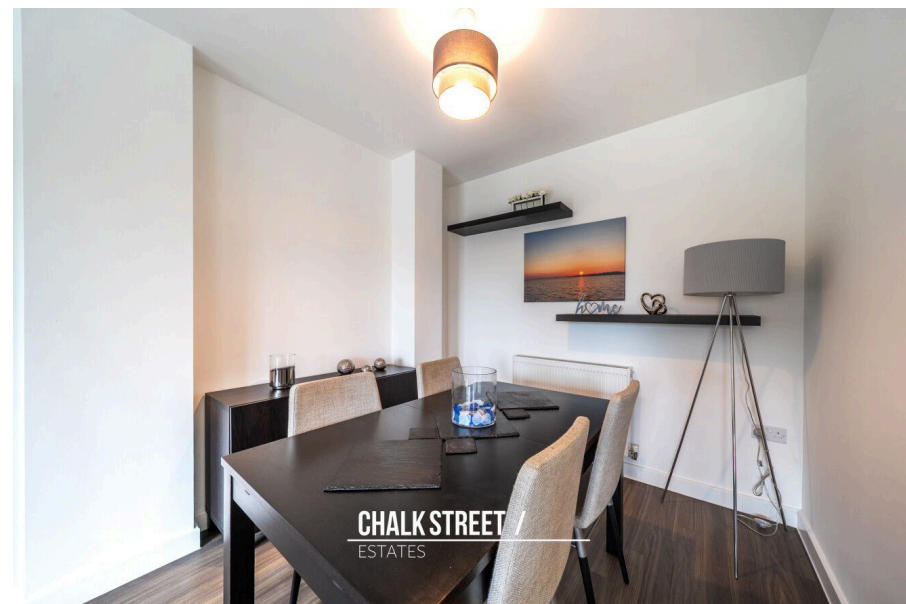


CHALK STREET /
ESTATES

Bell Flower Lodge, Gubbins Lane, Harold Wood, RM3

£400,000

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Suitably located within the popular Kings Park Development, just a short stroll from Harold Wood Elizabeth Line station, is this beautifully presented and exceptionally spacious, two bedroom ground floor apartment. Features of this wonderful home include, a 243-year lease, 1110 sq. ft. of living accommodation and direct access to the property via the terrace.

Upon entering the home via its own front door, the internal accommodation commences with a welcoming hallway providing access to all areas with a generous storage / utility cupboard.

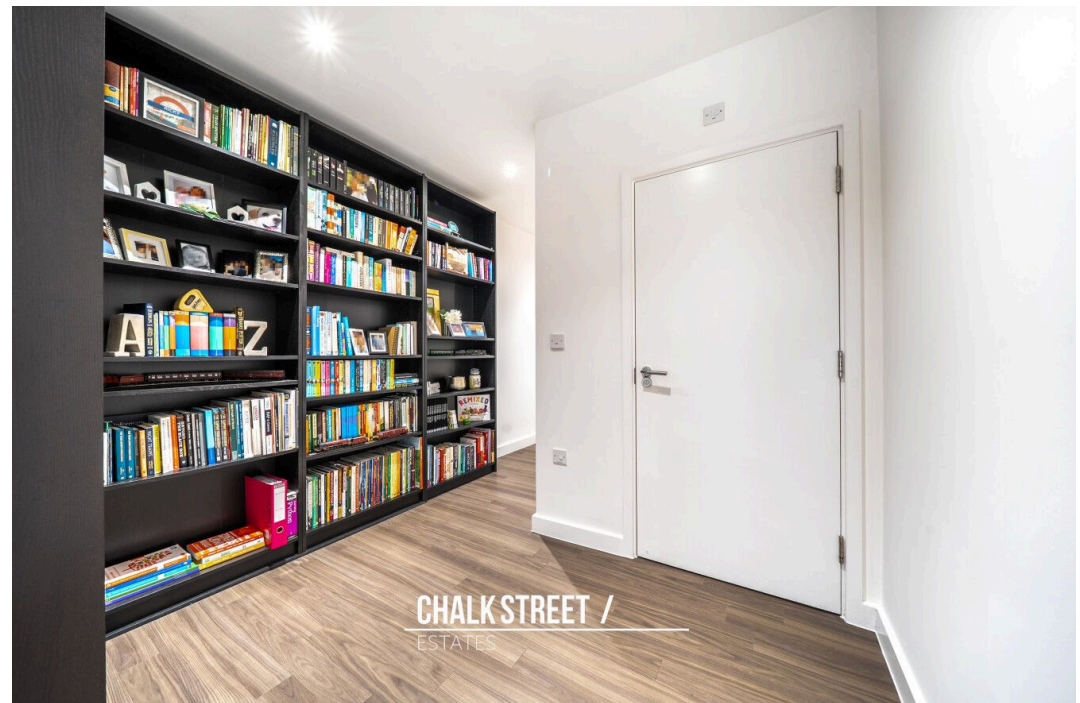
Measuring an impressive 21'6 x 18'7, the open-plan kitchen / dining / living area is beautifully decorated with modern tones and Amtico flooring throughout. The kitchen comprises numerous, L-shaped wall and base units, coral grey silestone quartz worktop space and appliances such as fridge/freezer, dishwasher, dual oven and hob. This spacious the area provides ample room for a reception space as well as a large dining table and chairs. A wide patio door provides direct access onto the terrace area.

Accessed off the hallway are the two double bedrooms which are both beautifully presented. The master bedroom measures 18'3 x 16'6 and boasts fitted wardrobes.

Completing the internal layout is the well appointed bathroom.

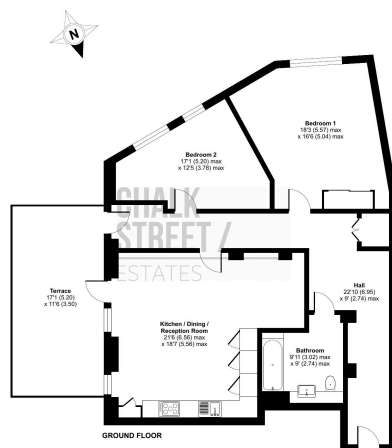
Externally, the home enjoys well maintained communal grounds, an allocated wheelchair accessible parking space within the secure car park, access to communal bike shed and outside storage area.

According to the vendor:
Lease Length: 243 years remaining.
Service Charge: £2,800 p.a.
Ground Rent: £300 pa.



Gubbins Lane, Harold Wood, Romford, RM3

Approximate Area = 1110 sq ft / 103.1 sq m
For identification only - Not to scale



© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. © Chalk Street Estates Limited. 1907 / 1200001

- Two Double Bedrooms
- Ground Floor Flat
- 1110 Square Foot of Internal Living Accommodation
- Open Plan Kitchen / Dining / Living Room
- Spacious Bathroom
- Large Terrace
- Wheelchair Accessible Parking Space Within Gated Carpark
- 243 Years Remaining On Lease
- Service Charge £2,800 p.a.
- Ground Rent £300 p.a.

