

**“Independent living for
over 60’s, in a lovely place
to call home”**

*Very convenient location close to local
shops, on bus routes into Romford
shopping centre & Queens hospital and
maintained in great condition*

KEVAN WIMBORNE

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07498 206122



£250,000 leasehold

Independent lifestyle and living in your own ground floor apartment, set within a beautiful retirement development.

If you're over 60 and looking for the solution to downsizing from a home that's too big to cope, this could be the perfect opportunity

- moving to a 2 bedroom apartment, that gives you all you need and takes away the worry of ongoing maintenance, repairs and further costs on your property.

Designed to give people the space, security & independence, yet also offering the choice to become part of the friendly community.

**Gidea Lodge
Main Road, Gidea Park,
Romford RM2**



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Tucked away from Main Road, a private driveway leads to a good size car park, providing ample room for family and visitors - you then walk into a welcoming entrance reception, that has a security entry-phone and an office for the on-site warden, who is available to help with general concerns, most days from 9.30 am - 2.30 pm. For peace of mind you also have 24 hour Careline cover in your own apartment.

A short walk takes you the entrance to your apartment, which opens to a hallway and all your rooms.

The bathroom is roomy with a bath and shower fittings and wc.

2 good size bedrooms, with the main bedroom particularly spacious and has 2 fitted wardrobes. The second bedroom has a cupboard housing the Worcester gas fired boiler.

A great feature of the property is a separate, really good size kitchen that has loads of fitted cupboards - the doors could do with an upgrade, but would look super smart with white modern doors - and there are fitted appliances too. Plenty of room to serve up those fabulous home cooked meals!

Walking into the lounge, gives you an open aspect out to the landscaped rear communal gardens. A lovely place to while away those hours - maybe read a book or two?

If you fancy mixing in with the other owners - and you get the feeling of a great community spirit here - the communal lounge gives a chance to meet up and make new friends, enjoy the afternoon/evening social activities - and you can even hold a party here, for any special occasion.

- **INNER HALL**
- **BATHROOM** White suite with bath/shower fittings, wc
- **BEDROOM 1** 14'5 X 9'9 (4.39m x 2.97m)
- **BEDROOM 2** 10'6 x 7'2 (3.20m x 2.21m)
- **KITCHEN** 14'3 x 8'8 max (4.34m x 2.64m) ample fitted units at wall and base level
- **LOUNGE** 14'3 x 12'5 max (4.34 x 3.27m)
- **EXTERIOR** Car parking to front. Well laid out and good size communal garden to rear

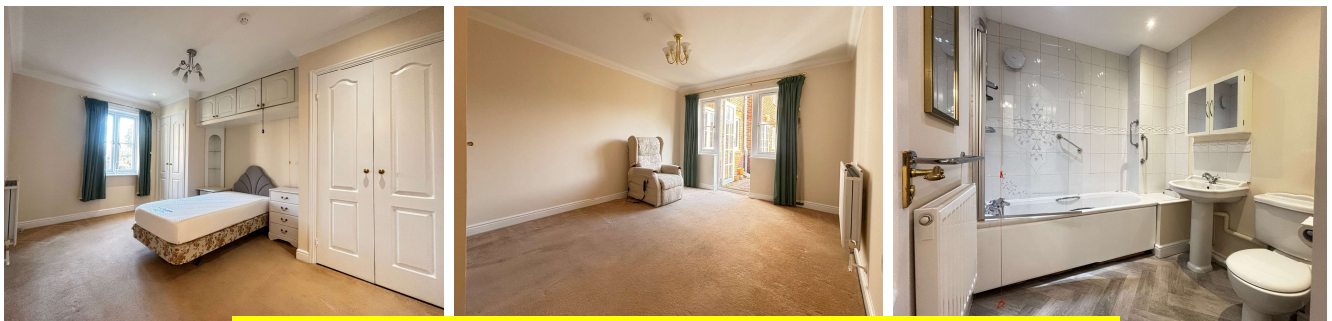
TENURE: 98 years un-expired lease

Service charge £3600 pa (covers all the costs of your internal water rates, the warden, careline cover, communal area electric, parking, gardens maintenance etc)

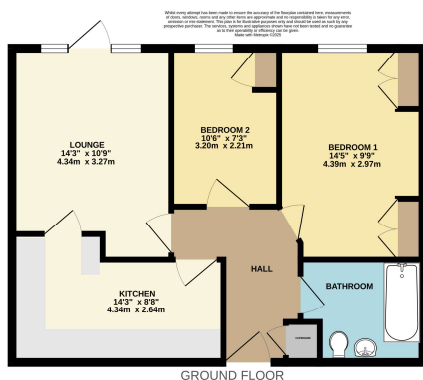
Ground rent £360 pa

London Borough of Havering - **Band D** - £2,313.55 full charge 2025/2026

Overnight guest room available for £30



more photos available online - kevanwimborne.exp.uk.com



EPC TO FOLLOW



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