8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Broomstick Hall Road, EN9 1LN







Asking Price £175,000 Leasehold











Kings Group Waltham Abbey are pleased to offer for sale this retirement apartment in King Harold Lodge, a Churchill development on Broomstick Hall Road.

The entrance hall leads through to a lounge with space for both seating and dining. A dormer window brings in natural light, and a feature fireplace provides a focal point. The separate fitted kitchen has a range of wall and base units, generous worktop space, a fitted hob with an extractor above and a sink set beneath the window. The bedroom benefits from fitted mirrored wardrobes, and the fully tiled shower room features an enclosed shower with a grab rail, a vanity basin and a heated towel rail.

King Harold Lodge offers independent retirement living with an on-site Lodge Manager, secure video entry and a 24-hour emergency Careline. Residents have access to a lift, an owners' lounge, communal gardens, laundry facilities and a private communal car park. The lodge holds social events, and a guest suite is available for visiting family and friends, with charges available from the Lodge Manager. Churchill Retirement Homes

The development is within walking distance of Waltham Abbey town centre, with shops, cafés, supermarkets and pharmacies nearby. Local buses serve Waltham Cross, where rail services run to London Liverpool Street and Stratford. Churchill Retirement Homes

Retirement occupancy — Churchill states that at least one resident must be over 60 and any second resident must be over 55. Pet consent is subject to the lease and Churchill Estates Management's rules. Churchill Retirement Homes

To arrange a viewing, please contact Kings Group Waltham Abbey on 01992 652 006

HALL

LIVING ROOM 22'8 x 15'6

KITCHEN 15'' x 10'2

BEDROOM 14' x 11'8

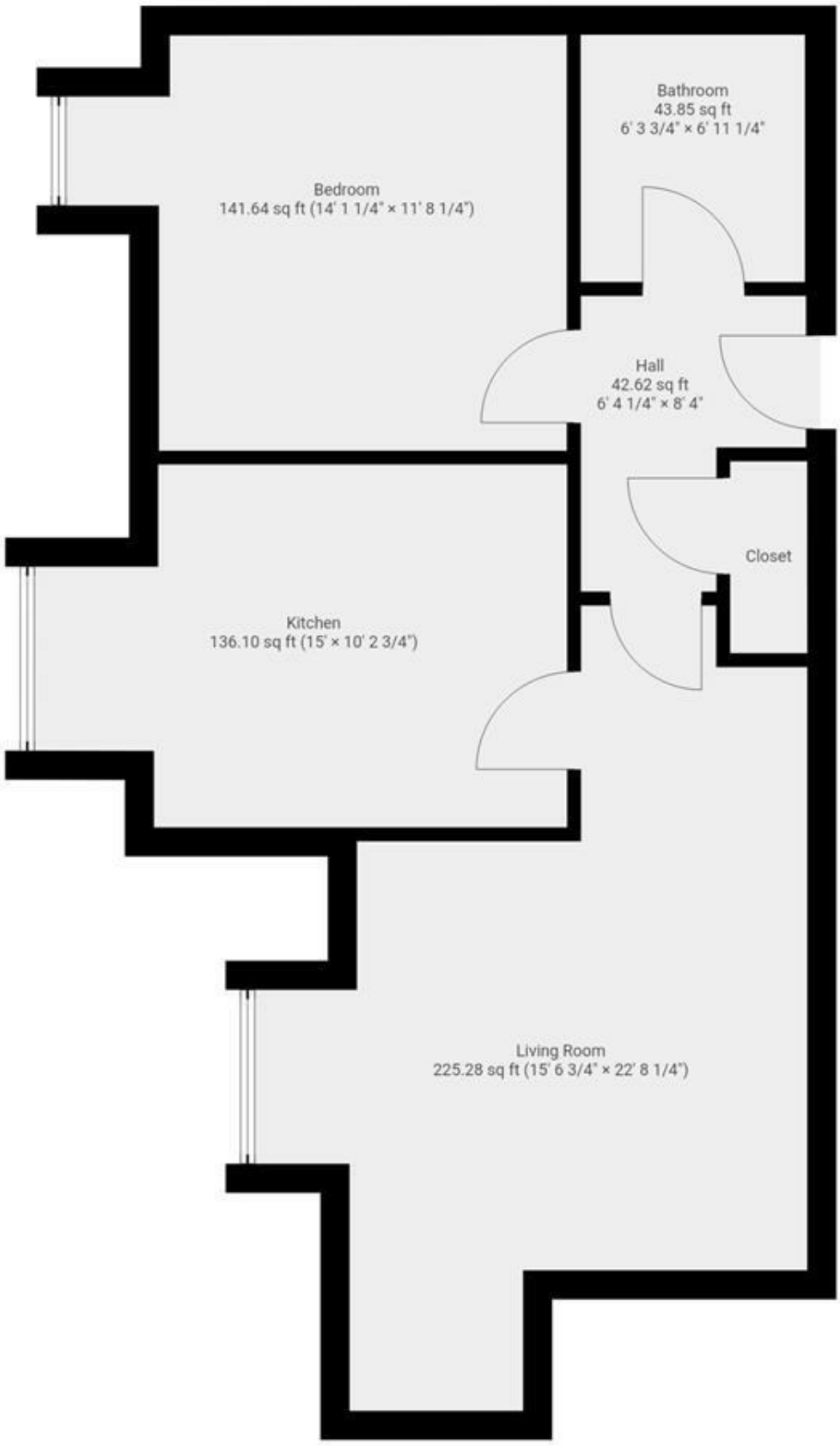
BATHROOM 6'11 x 6'3

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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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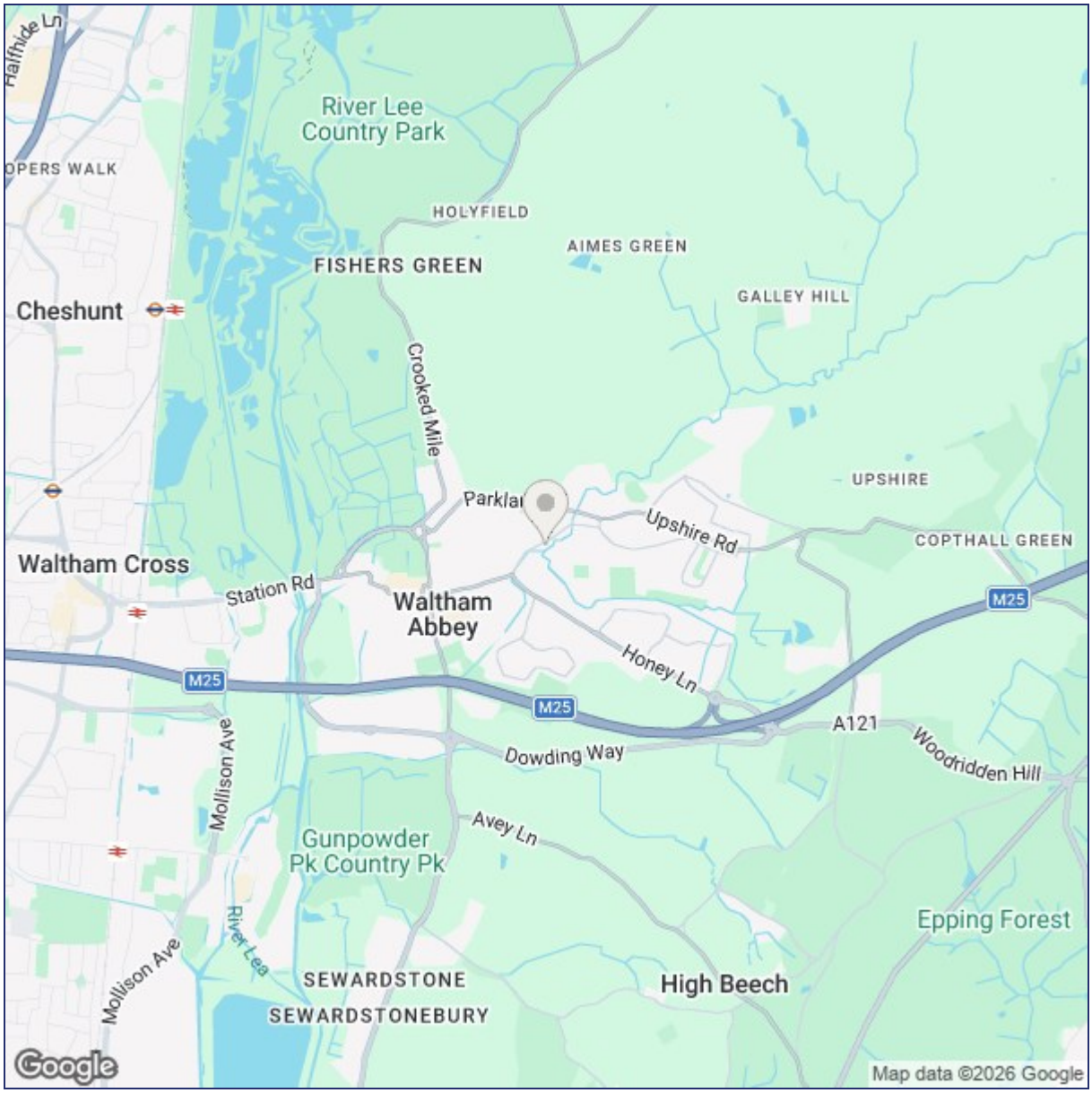
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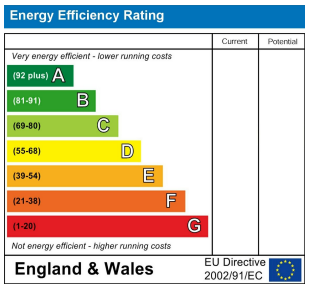


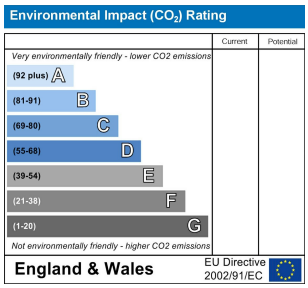
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("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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