



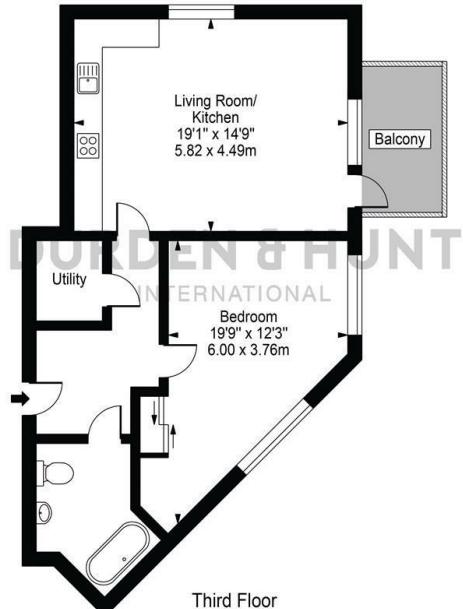
## Gubbins Lane, Harold Wood RM3

Offers In Excess Of £310,000

- Modern Development
- Communal Green Spaces
- Integrated Kitchen Appliances
- Chain Free
- Private Balcony
- Third Floor Apartment
- One Double Bedroom
- Gated Allocated Parking
- Open Plan Living
- Contemporary Family Bathroom

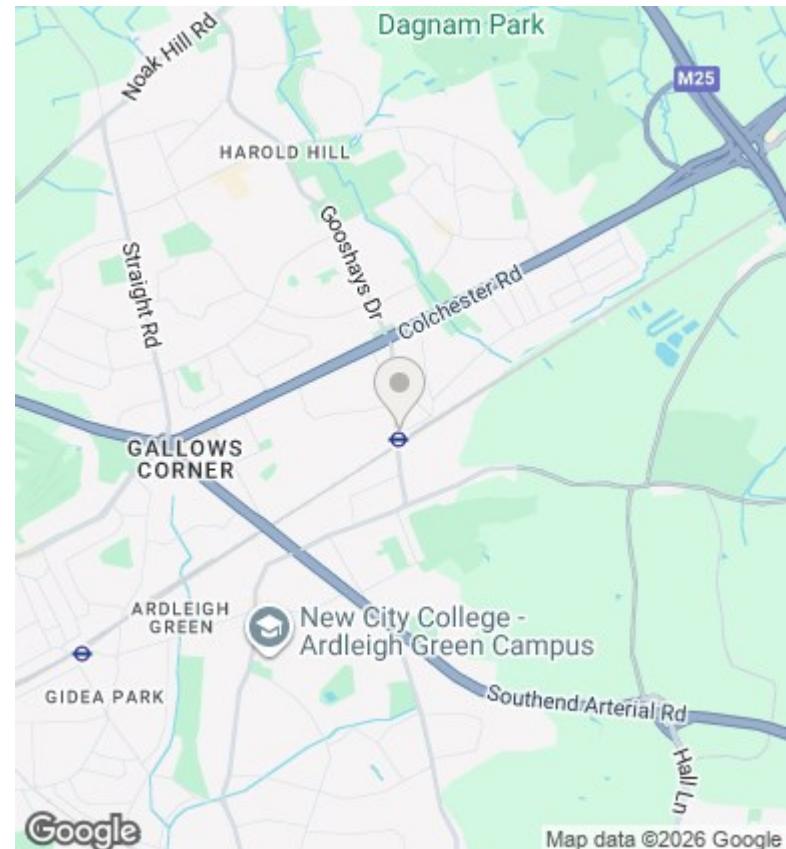
**Bell Flower Lodge,  
Gubbins Lane**

Approx. Gross Internal Area 677 Sq Ft - 62.91 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC