



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

27, 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

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom second floor apartment overlooking the communal garden. The property is conveniently located for the lift and offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers 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 for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a Study/Hobby or Dining Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath. Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- Two bedroom second floor retirement apartment
- Excellent decorative order throughout
- Heating costs included in the Service Charges
- 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):
£7,254.15 per annum

Ground rent £789.58 per annum. To be reviewed in
May 2028

Council Tax: Band C

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



Living	Width	15'-4" [4665]	max	Length	22'-10" [6960]	max
Kitchen	Width	7'-3" [2200]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1700]	max	Length	7'-7" [2320]	max
Bedroom 01	Width	9'-4" [2845]	max	Length	13'-4" [4070]	max
Bedroom 02	Width	14'-0" [4270]	max	Length	13'-4" [4070]	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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