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Asking Price £105,000 Leasehold

1 Bedroom, Apartment - Retirement

9, King Harold Lodge Broomstick Hall Road, Waltham Abbey, Essex, EN9 1LN



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

**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 and lettings are delighted to be marketing this lovely one bedroom ground floor apartment which is situated in a convenient position close to the entrance and enjoying it's own patio area. The property offers deceptively spacious accommodation which is well presented throughout.

The Lounge is a lovely room which has ample space for living and dining room furniture. There is a connection point for an electric fireplace, a door to the sunny patio area and a further door to the Kitchen.

The Kitchen 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.

The bedroom is a generous double with a useful built-in mirror fronted wardrobe. There is also space for additional bedroom furniture if required.

The shower room has a curved glass shower cubicle, a WC and a wash hand basin with vanity unit.

Perfectly complementing this wonderful ground floor apartment is a useful storage cupboard, situated in the hallway.



# Features

- One Bedroom Ground Floor Apartment
- Private Patio Area
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- 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.



# Key Information

Service Charge (Year Ending 31st May 2024)  
£4,830.78 per annum.

Ground Rent: £718.40 per annum. To be reviewed  
May 2028

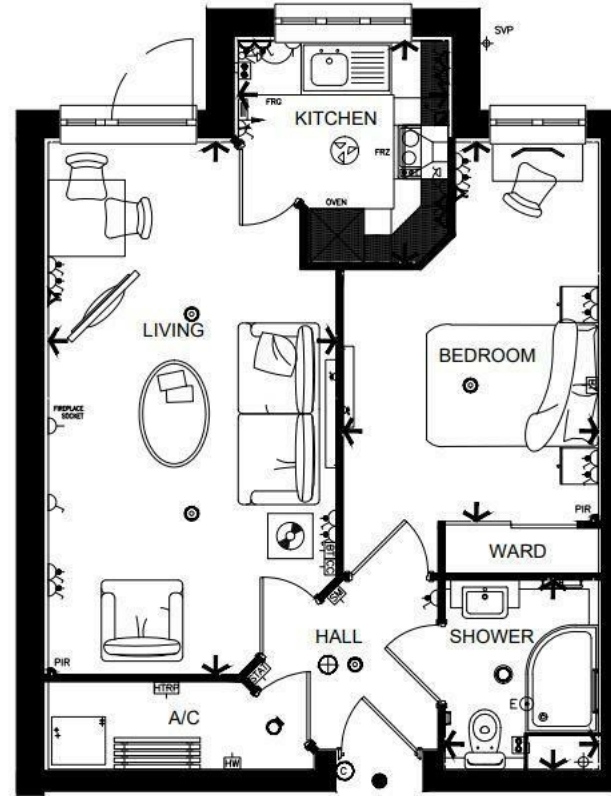
Council Tax Band B

125 year Lease commencing 2015

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, buildings insurance, water and sewerage rates, Air Source 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.



Living	Width 10'-6" [3190] max	Length 19'-5" [5910] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower Room	Width 5'-7" [1700] max	Length 6'-11" [2100] max
Bedroom	Width 9'-3" [2830] max	Length 13'-10" [4210] max
← 7'-8" [2325] →		Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press. Dec 2008

EPC Rating: D

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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