



Asking Price £180,000 Leasehold

2 Bedroom, Apartment - Retirement

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

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://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 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 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

## \*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\*

Welcome to King Harold Lodge! This delightful two bedroom ground floor retirement apartment is presented in good order throughout and is conveniently located near the owners lounge and entrance.

The Living Room offers ample space for living and dining room furniture. A single French door leads to the owners private patio.

The Kitchen is accessed via the Living Room and offers a range of modern 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 freezer. Windows provide light and ventilation.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture. Dual aspect windows provide lots of natural light.

Bedroom Two is another good-sized room with built-in wardrobe. This room could be used as a separate dining room, study or hobby room.

The Shower Room offers a walk-in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit below and cabinet above.

A separate WC is located off the hallway and offers a WC, wash hand basin, heated towel rail and mirrored cabinet.

Perfectly complementing this lovely apartment are two useful storage cupboards located off the Hallway.

Call us today to book your viewing at King Harold Lodge!



# Features

- Two bedroom two bathroom ground floor apartment
- 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 Living developments across the country.
- Close to owners lounge and entrance



# Key Information

Service Charge (Year Ending 31st May 2025)  
£5,873.25 per annum.

Ground Rent: £789.58 per annum. To be reviewed  
May 2028.

Council Tax Band C

125 year Lease commencing 2015

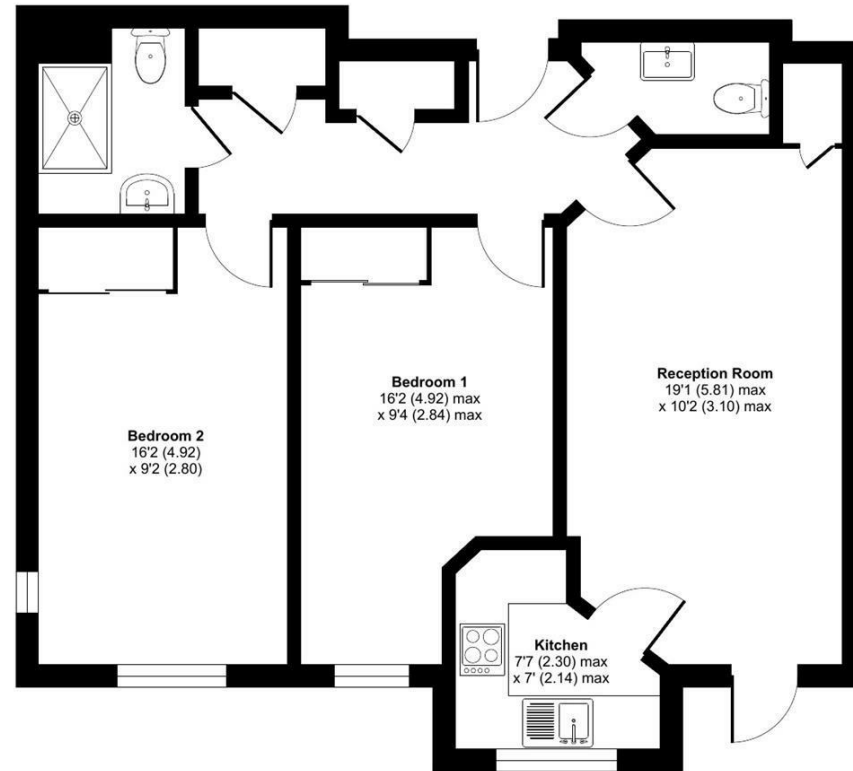
Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

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.

EPC Rating: C

Approximate Area = 702 sq ft / 65.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2025.  
Produced for Churchill Sales & Lettings Limited. REF: 1238679

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.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists