Rainbow Estate Agents

- HIGH REGARDED RETIREMENT PROPERTY

- RESIDENTS PARKING

- LODGE MANAGER DURING OFFICE HOURS

- CHAIN FREE

- 24HR CARE LINE

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

£200,000 Leasehold

EXCELLENT RETIREMENT APARTMENT in a highly regarded central development with resident parking. The particular property is presented to an excellent standard. Very large double bedroom. Luxury kitchen and bathroom.

Property Description

King Harold Lodge welcomes residents aged 60 and over which provides an excellent living environment for those who require independent living with the benefit of ample, optional social interaction if desired.

The friendly Lodge Manager provides support and manages the building, encouraging social interaction in the luxury common areas.

The development is located close to local shops, bus routes and Larsens Park and is easily accessible from the M25 junction 26.

In-house facilities include residents lift, resident parking and a GUEST SUITE for family members to stay over if required. The guest suite is a transferable useage ensuring that if you are away from home you will always have a familiar place to stay at any other Churchills developments. The management charges include all the communal heating bills and communal upkeep, use of the laundry room, building insurance, water rates and CARELINE 24HR SUPPORT .

The finish of the development is stunning and guests will be delighted with the on-going maintenance. A true understanding of King Harold Lodge can only be obtained by viewing and we are happy to make a no obligation arrangement for you to spend some time getting a feel for Churchill Retirement Living.

ENTRANCE HALL

14' 5" (4.39m Carpeted floor covering. Wall mounted entry-phone system. Large storage cupboard . Radiator

LOUNGE

14' 1" x 12' 9" (4.29m x 3.89m) Window overlooking rear aspect.

Glass door to kitchen. TV point. Carpeted flooring. Radiator

KITCHEN

9' 7" x 6' 7" (2.92m x 2.01m) Window overlooking rear aspect. Attractive range of wall and base units with square edge work tops and tiled splashbacks. Eye level oven. Integrated appliances.

FULLY TILED SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m) Freestanding shower cubicle with mains shower. Low flush WC. Vanity wash hand basin inset to units.

LARGE DOUBLE BEDROOM

19' 8" x 9' 1" (5.99m x 2.77m)> 12' into doorwell Window overlooking rear aspect. Radiator. Fitted double wardrobe with mirror fronted sliding doors.

EXTERIOR

Well maintained communal gardens with a selection of mature planting.

RESIDENTS PARKING

Residents parking on a first come first serve basis .

CHARGES

CHARGES:(As advised but subject to clarification from you legal representative)

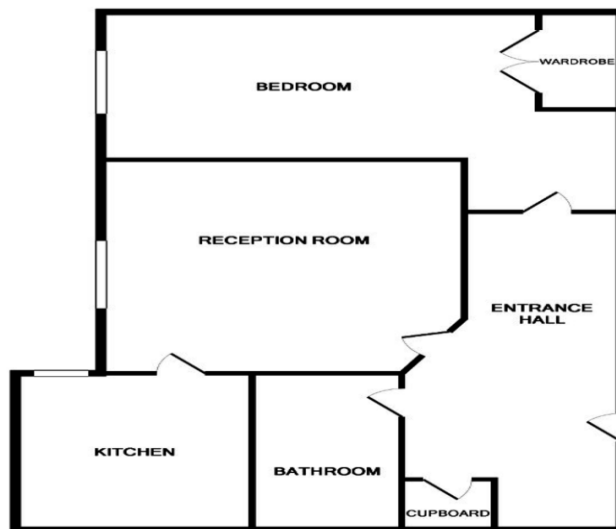Ground rent and maintenance total approx: £2903.41 per annum (break down: Service charge: £2348.41 Ground rent: £555.00

In-brief maintenance includes: Lodge Manager, 24hour care support, upkeep of communal gardens, building maintenance, laundry room, communal lounges. Water Rates. Building insurance. Communal heating and lighting costs. Guest suite available for a small fee.
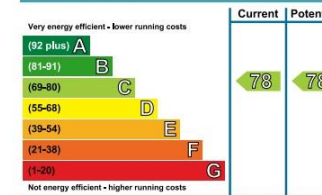
Lease: 123 years lease.

BEDROOM

WARDROBE

RECEPTION ROOM

ENTRANCE HALL

KITCHEN

BATHROOM

CUPBOARD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current **78**   Potential **78**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.