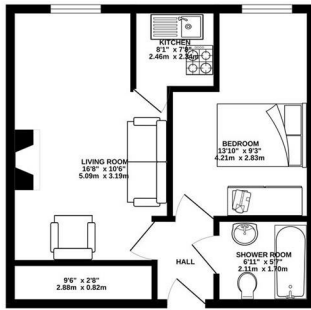




GROUND FLOOR
2325 sq.ft. (216.0 sq.m.) approx.



ONE BEDROOM FLAT
TOTAL FLOOR AREA: 2325 sq.ft. (216.0 sq.m.) approx.

A lovely one bedroom ground floor apartment conveniently positioned close to the entrance enjoying it's own patio area. Boasting spacious well presented accommodation throughout, including a bright and spacious lounge providing ample space for living and dining room furniture which includes an electric fireplace, door to the patio area and a further door to the kitchen. The Kitchen offers a range of eye and base level units, with fitted appliances. The spacious bedroom with a useful built-in mirror fronted wardrobe with additional bedroom furniture if required. The large shower room has a curved glass shower cubicle, a WC and a wash hand basin with vanity unit. There is also a useful large storage cupboard, situated in the hallway.

King Harold Lodge is a delightful development of 28 one and two bedroom retirement apartments. There is a Bus stop just outside with easy access to Epping Forest, Loughton and Harlow. Waltham Abbey provides excellent shopping and leisure facilities which are in walking distance from King Harold Lodge.

Waltham Abbey is approximately 16 miles from central London and bus routes run to destinations including Waltham Cross, Loughton, Debden, Broxbourne, Ware and Hertford. The nearest train station serving Waltham Abbey is Waltham Cross - running to Broxbourne, London Liverpool St, Hertford East, Bishop's Stortford and Stratford (London). The Underground is one Bus ride away from Loughton, Debden Central Line.



A site manager is on hand throughout the day to support owners & maintain the upkeep of the building. The Lodge is very social with events ranging from movie nights to strawberry and cream afternoons.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and more

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale the first two years service charge is included in the price.

Bedroom

13'10 x 9'3

Living Room

5.92 x 3.20 (19'5" x 10'5")

Kitchen

2.46 x 2.34 (8'0" x 7'8")

Bathroom

3.33 x 2.34 (10'11" x 7'8")

Communal Reception

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- ONE BEDROOM GROUND FLOOR RETIREMENT FLAT
- PRIVATE PATIO AREA
- FULLY FITTED KITCHEN WITH FITTED APPLIANCES
- COMMUNAL LOUNGE & LAUNDRY ROOM
- AIR SOURCED CENTRAL HEATING
- LODGE MANAGER AVAILABLE 24HOURS
- GUEST SUITE FOR FRIENDS AND FAMILY TO STAY
- 24 HOUR CARE LINE SYSTEM FOR SAFETY & SECURITY
- CLOSE TO TRANSPORT LINKS & AMENITIES
- OWNERS PRIVATE CAR PARK