



Broomstick Hall Road, Waltham Abbey, EN9

BUTLER & STAG



Guide Price £175,000 - £195,000

A beautifully presented two-bedroom ground-floor apartment offering generous room proportions, modern living spaces, and an impressive 705 sq. ft of internal accommodation. Located within the sought-after Broomstick Hall development, this property is ideal for those seeking comfort, convenience, and a welcoming community environment.



Leasehold

- Two Bedroom Apartment
- Landscaped Gardens
- Lodge Manager Available 5 Days A week
- 24 Hour Careline System For Safety And Security
- Fully fitted kitchen with integrated appliances
- Private Car Park

King Harold Lodge requires at least one resident to be over the age of 60, with any second resident over the age of 55, making it an excellent choice for those looking for an age-exclusive development.

Upon entering, you are welcomed by a bright and spacious entrance hall with multiple storage cupboards. To the left, the expansive living/dining room (5.90m x 2.32m max) provides an inviting space for entertaining and relaxation, benefiting from generous natural light. The separate kitchen is neatly arranged and offers ample worktop and storage space.

Both bedrooms are excellent doubles, each measuring approximately 4.90m in length, offering versatility for furniture and storage. A well-sized bathroom and separate WC add to the practicality of the home, while a dedicated store room provides additional convenience.

A Guest Suite is available for visiting friends and family to stay in when required. In addition, residents are entitled to use Guest Suites at all Churchill Living developments across the country, providing extra flexibility for hosting loved ones.

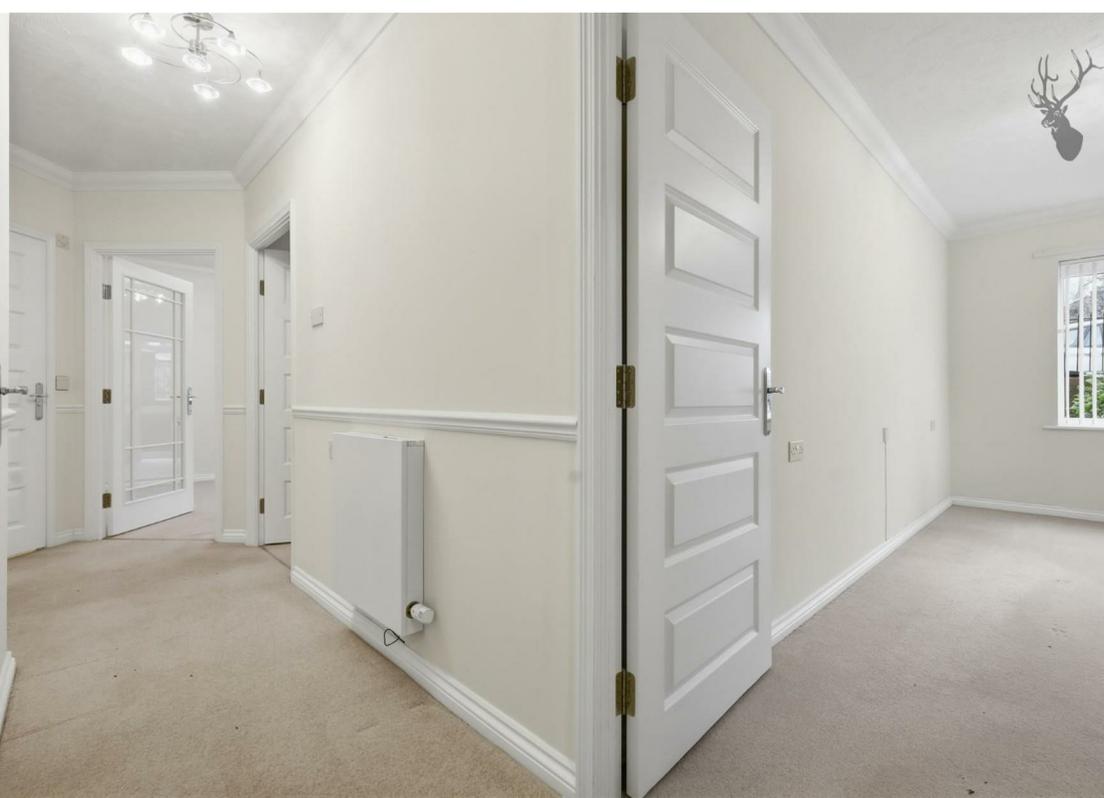
Service Charge (Year Ending 31st May 2026): £6,053.15 per annum

Ground Rent: £789.58 per annum (review due May 2028)

Council Tax: Band C

Lease: 125 years from 2015

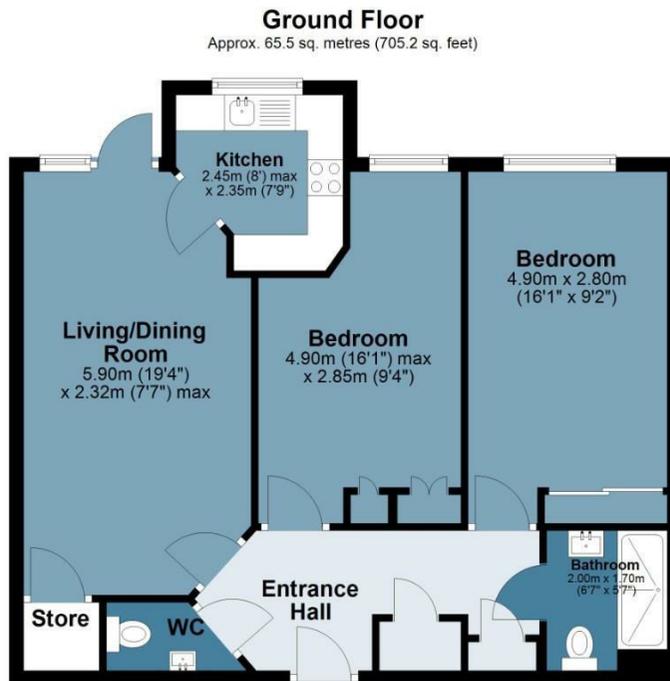




Broomstick Hall

Approx. Gross Internal Area 65.5 Sq M (705.2 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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