

O.I.E.O £160,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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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.







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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to King Harold Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet Balcony and windows provide lots of natural light.

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. A window provides light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and two large windows keep this lovely bedroom bright and light.

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

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath and storage cabinet above.

A separate WC is located off the Hallway near the Living Room and offers a WC, heated towel rail and wash basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!

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







Features

- Two bedroom first floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre & excellent transport links
- Benefits from 2 WC's
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- 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.
- Lodge Manager available 5 days a week







Key Information

Service Charge (Year Ending 31st May 2027) £6,512.77 per annum.

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

Council Tax Band C

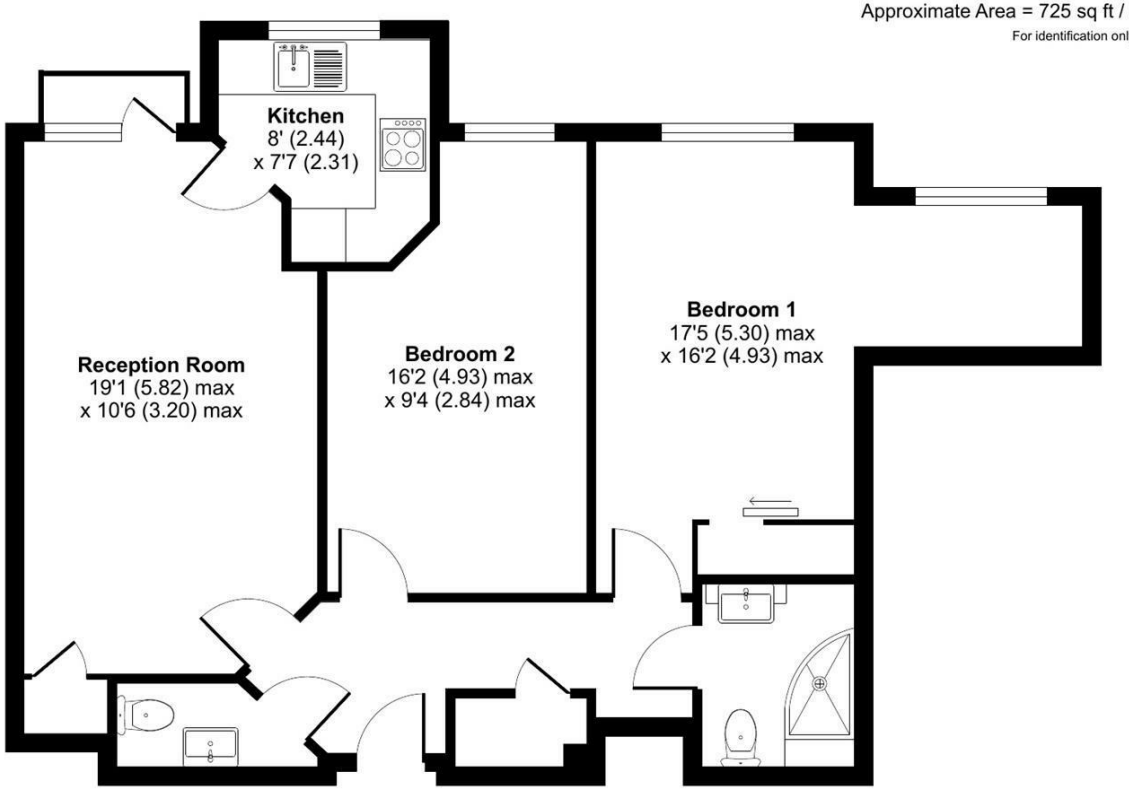
125 year Lease commencing 2015

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

EPC Rating: C

Approximate Area = 725 sq ft / 67.3 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). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1261265

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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