



Bell Flower Lodge, Harold Wood, Essex

Guide Price: £500,000 - £550,000

Leasehold

Bell Flower Lodge, Harold Wood, Essex – 3 Bedroom Penthouse Apartment

Property Details:

We are absolutely delighted to bring to the market this chic and stylish, modern Penthouse Apartment in the popular development of Kings Park in Harold Wood. Designed with modern living in mind this spacious, executive style property comprises of 3 double bedrooms with the Master Bedroom having its own En-Suite. Further family bathroom. Open plan lounge with modern fitted kitchen, integrated AEG appliances and the most amazing views from the large floor to ceiling windows. There is exclusive outside space in the form of a large wraparound balcony that gives you both sunrise and sunset and the most amazing views over the surrounding area. Designed for the modern family or executive commuter, you can walk to everything. Harold Wood Station with the new Elizabeth Line offers a quick route into London and is only a couple of minutes walk from the property. There is secure Allocated parking in the private gated carpark and also visitor parking. Children's play areas, green spaces and communal gardens surround the apartments. It really is a beautiful place to be. Walking distance to schools amenities, Polyclinic, shops, bars, restaurants and the station makes this a great location. 30 minutes to Stansted & Southend Airports. **NO ONWARD CHAIN.**

Level 4 Penthouse Apartment:

Entrance to flat from communal Hallway with lift and stairs to all floors

Hallway: 16'1" x 9'10". Spacious hallway with access to all accommodation. Amtico wood flooring. Smooth ceiling. Neutral décor. Large utility cupboard for storage and space for washer/dryer. Second large storage cupboard.

Lounge & Kitchen area: 30'0" x 22'0".

Amtico wood flooring, Large Double glazed floor to ceiling windows with 2 doors the wraparound balcony with spectacular views over the surrounding area. Smooth ceiling. Neutral décor. Radiator. Open plan to kitchen area:-.

Kitchen area:

The modern kitchen area has a large range of base and eye-level units giving lots of storage. The integrated AEG appliances include a double oven that consists of a multifunction oven and a compact combination microwave, dishwasher, fridge/freezer and 5 ring hob with extractor over. Stainless steel butler style 1 ½ bowl sink with mixer shower style tap and drainer. Tile splash back. Radiator. Amtico wood flooring. Smooth ceiling with downlights to kitchen area and pendant lighting to lounge/dining area. Neutral décor.

Master Bedroom 1: 21'11" x 9'2"

Floor to ceiling double glazed windows with patio door to the wraparound balcony. Fitted wardrobe. Fitted carpet. Radiator. Smooth ceiling. Neutral décor. Door to En-suite

En-suite: 7'1" x 5'6"

Walk-in cubicle shower. Low level W.C. and hand basin. Large mirror fitted to splash back area. Heated towel rail. Part tiled to walls. Tiled floor. Neutral décor.

Bedroom 2: 19'7" x 9'0"

Double glazed floor to ceiling windows with patio door to wraparound balcony. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

Bedroom3: 19'7" x 8'11"

Double glazed floor to ceiling windows with patio door to wraparound balcony. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

Family Bathroom: 6'10" x 6'7"

Panel bath with shower over and mixer tap.. Low level W.C. and hand basin. Large mirror fitted to splash back area. Heated towel rail. Part tiled to walls. Tiled floor. Smooth ceiling with downlights. Neutral décor.

Outside:

Parking: One allocated bay inside the secure gated carpark. 2 visitor parking permits. To the front of the building is plenty of visitor parking.

Council Tax: D **Lease:** 247 years, **Ground rent:** £375 p.a.. **Maintenance:** £200p.m.. **EPC:** B







- 3 Double Bedrooms
- Master Bedroom En-suite
- Open plan Lounge/Kitchen
- Modern Family Bathroom
- Wrap around balcony with amazing views
- Allocated Parking Space in gated parking area plus visitor parking
- Lovely communal grounds
- Easy commute to London
- Easy access to M25 / A12 / A127
- Close to shops, schools and amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer
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