



**Bell Flower Lodge, Harold Wood, Essex**

**Guide Price: £375,000 - £425,000**

*Leasehold*

# Bell Flower Lodge, Harold Wood, Essex – 2 Bedroom Apartment – NO ONWARD CHAIN

## Property Details:

We are absolutely delighted to bring to the market this chic and stylish, modern 2<sup>ND</sup> floor Apartment in the popular development of Kings Park in Harold Wood. Designed with modern living in mind this spacious, executive style property comprises of 2 double bedrooms with the Master Bedroom having its own En-Suite. Further family bathroom. Open plan lounge / living space with modern fitted kitchen and integrated AEG appliances. Light and airy the living area has floor to ceiling windows with door to the balcony. Somewhere for relaxing outside after a long day at work. 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. Children's play areas, green spaces and communal gardens surround the apartments. It really is a beautiful place to be. Walking distance to schools and amenities, Polyclinic, shops, bars, restaurants and the station makes this a great location. 30 minutes to Stansted & Southend Airports. **NO ONWARD CHAIN.** Viewing by appointment only.

## Level 2 Apartment:

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

**Hallway: 12'6" x 10'9" L-Shaped.** Spacious hallway with access to all accommodation. Amtico wood flooring. Smooth ceiling. Neutral décor. Large utility cupboard (5'5" x 2'4") for storage also houses electrics, stop cock and isolators and plumbing/space for washer/dryer appliance (appliance is included).

## Living Space – Lounge / Kitchen / Dining: 21'3" x 15'3"

Amtico wood flooring, Large Double glazed floor to ceiling windows with door to the balcony. Smooth ceiling. Neutral décor. Radiator. Storage cupboard housing boiler. Open plan to kitchen area:-

## Kitchen area:

The modern L-Shaped 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 hob with extractor over. 1 ½ bowl sink with mixer tap and drainer. Amtico wood flooring. Smooth ceiling with downlights to kitchen area and pendant lighting to lounge/dining area. Neutral décor.

## Master Bedroom 1: 15'5" x 11'1"

Floor to ceiling double glazed windows. Fitted wardrobe with mirror doors. 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. Shaver electric point. Extractor fan. Part tiled to walls. Tiled floor. Neutral décor.

## Bedroom 2: 10'4" x 9'4"

Double glazed floor to ceiling windows. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

## Family Bathroom: 6'11" x 6'6"

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

## Balcony: 11'8" x 5'0"

Balcony overlooking the inner courtyard and private parking area.

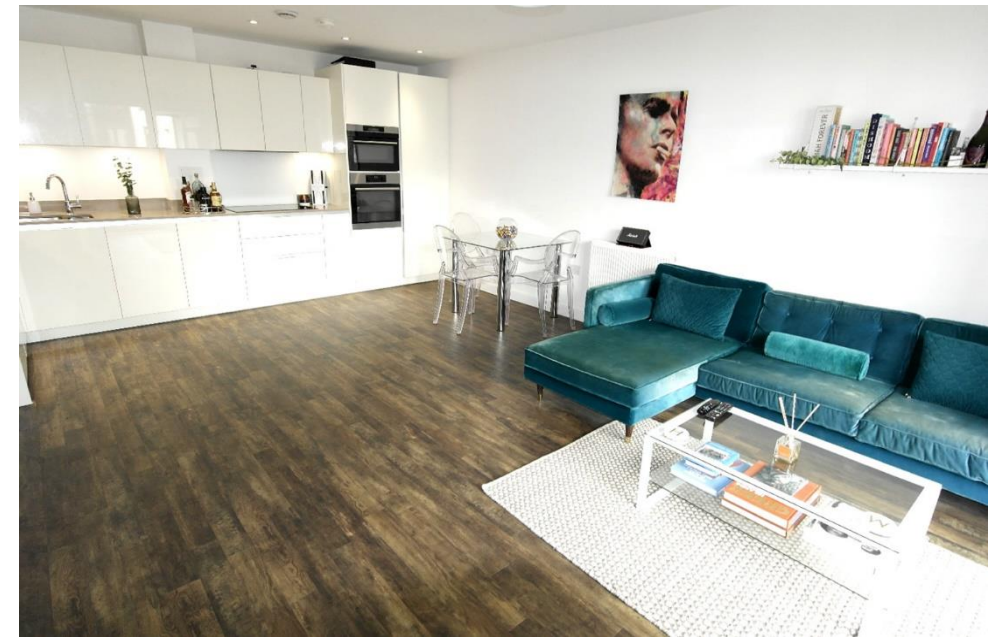
## Outside:

**Parking:** One allocated bay inside the secure gated carpark.

**Council Tax:** C. **Lease:** 245 years, **Ground rent:** £300 p.a.. **Maintenance:** £192.33 p.m.

**EPC:** B - 5 Years NHBC warranty remaining. Total floor space: 72m2 – 775 sq ft

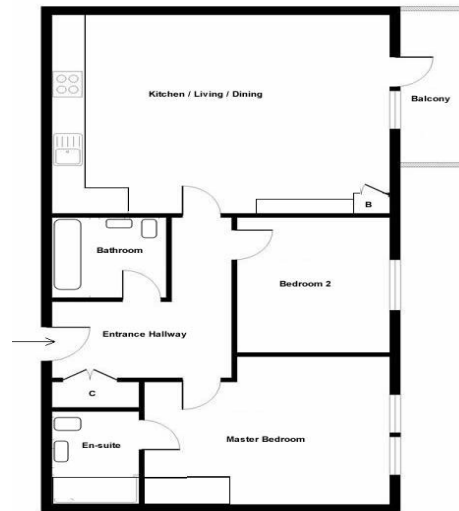






- 2 Double Bedrooms
- Master Bedroom En-suite
- Open plan Lounge/Kitchen/Dining
- Modern Family Bathroom
- Balcony
- Allocated Parking Space in secure gated parking area
- Lovely communal grounds
- Easy commute to London
- Easy access to M25 / A12 / A127
- Close to shops, schools and amenities

2nd Floor Apartment Bell Flower Lodge  
Kings Park, Harold Wood



Total space 71m<sup>2</sup> - 775 sq ft -  
For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**kwPLUS**  
KELLERWILLIAMS

T: 07532 164364  
E: rose@rosedawson.co.uk  
[kwuk.com](http://kwuk.com)

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