



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

**Price: Offers in Excess of: £290,000**

*Leasehold*

# 1 Bedroom Apartment - Bell Flower Lodge, Harold Wood, Essex

## Property Details:

Superb, chic and stylish, modern 1 bedroom Apartment in the popular development of Kings Park in Harold Wood. Designed with modern living in mind this spacious, executive style property comprises of a light and airy double bedroom with fitted wardrobes. Large family bathroom. Open plan lounge/dining area with modern fitted kitchen, integrated AEG appliances and private south facing balcony. Designed for the modern lifestyle and executive commuter, you can walk to everything. Harold Wood Station with the new Elizabeth Line offers a quick route into London and Heathrow airport and is only a couple of minutes' walk from the property. There are two parking permits (non allocated) for parking in the grounds of the apartment block. 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. A perfect first home or buy to let investment. Viewing by appointment only.

## Level 2 Apartment:

**Entrance to flat from communal Hallway with lift and stairs to all floors.** Security door entry system. Mailboxes in the main ground floor hallway.

**Hallway: 8'6" x 6'5".** Access to all accommodation. Amtico flooring. Radiator. Smooth ceiling. Neutral décor. Security door entry phone. Large utility cupboard for storage and space for washer/dryer.

### Lounge / Dining / Living area: 16'11" x 12'8.

Amtico flooring, Large Double glazed windows to side aspects with door to the private south facing balcony. Smooth ceiling with pendant lights lounge area. Neutral décor. Radiator. Lots of natural light Open plan to kitchen area:-.

### Kitchen area: 11'10" x 6'3",

The modern kitchen area has a large range of base and eye-level units giving lots of storage. The integrated AEG appliances include double oven/ grill & microwave, dishwasher, fridge/freezer and hob with extractor over. Stainless steel 1 ½ bowl sink with mixer tap and drainer. Amtico flooring and Neutral décor. Smooth ceiling with downlights.

### Bedroom: 12'8" x 10'10"

Floor to ceiling double glazed windows to the side aspect giving lots of natural light. Fitted wardrobe. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

### Bathroom: 6'8" x 6'7".

Panel bath with shower over and glass shower screen. Low level W.C. and vanity sink. Large mirror fitted to splash back area. Tiled to bath/shower area. Heated towel rail. Shaving point. Extractor fan. Tiled floor. Neutral décor.

### Outside:

Communal gardens surrounding the apartments plus childrens play areas.

**Parking:** 2 visitor parking permits. To the rear of the building there is plenty of visitor parking.

**Council Tax:** C **Lease:** 245 years, **Ground rent:** £290 p.a.. **Service Charge:** £1600 p.a.. **EPC:** B  
**Total Floor Space:** 52 m2 – 559 sq ft



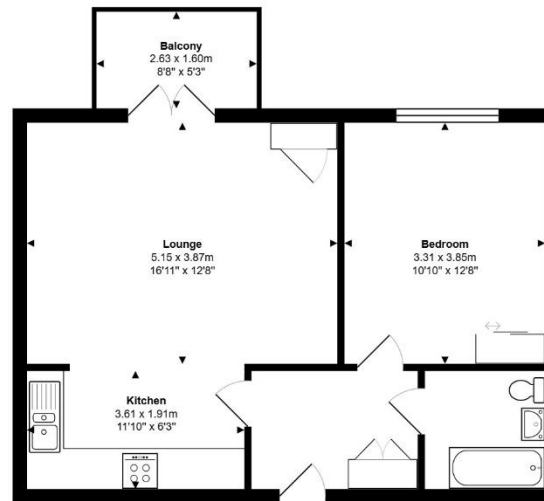








- 1 Double Bedrooms
- Open plan Lounge/Kitchen/Living
- Modern Family Bathroom
- Private south facing Balcony
- 2 visitor parking permits
- Lovely communal grounds
- 2 Minutes' walk to Harold Wood Station for Elizabeth Line into London & Heathrow
- Easy access to M25 / A12 / A127
- Close to shops, schools and amenities
- Superb first home or investment property



Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup> (excluding balcony)

Measurements are approximate for illustrative purposes only and may have been taken from the widest area

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**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey 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 only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.