

Beresfords

Est 1968



Beresfords

Guide Price £280,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | 3rd Floor | Council Tax Band C | EPC B | Ref HWS260084

Bell Flower Lodge Harold Wood RM3 0NQ

Modern 1-bed apartment with balcony for morning coffee or evening drinks. Gated residents parking, lift access, utility area. Move-in ready, moments from the Elizabeth Line. Ideal for professionals or couples seeking a stylish urban lifestyle.

- THIRD FLOOR FLAT
- SPACIOUS LIVING AREA
- UTILITY CUPBOARD
- PRIVATE BALCONY
- SECURE GATED PARKING
- VIDEO INTERCOM
- TWO MINUTE WALK TO MAIN STATION HAROLD WOOD
- CLOSE TO LOCAL AMENITIES
- LIFTS TO ALL FLOORS



Scan the QR code for full details and key information on this property.





Beresfords - Harold Wood Sales

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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		

Service Charge (per annum):

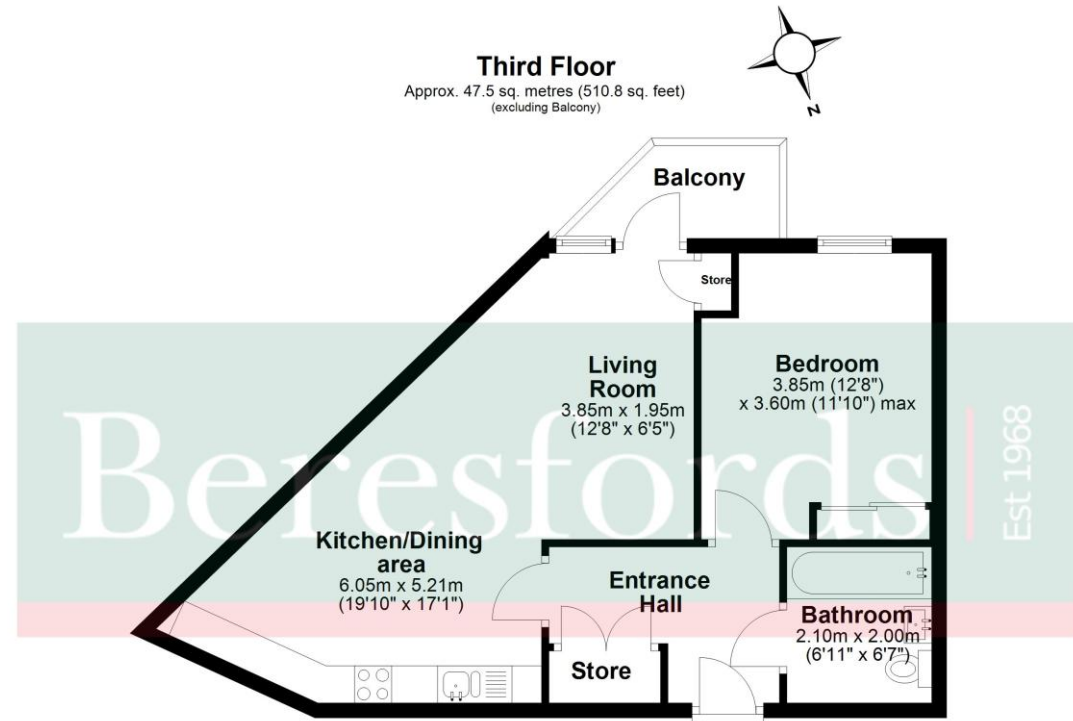
£1500

Estate Service Charge: £190.00

Lease Length: 241 Years

Ground Rent (per annum):

£275



Total area: approx. 47.5 sq. metres (510.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Bell Flower Lodge

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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