



Guide Price £325,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band C | EPC B | Ref HWS230025

Bell Flower Lodge 63 Gubbins Lane RM3 0NQ

CHAIN FREE. One-bedroom ground floor flat with its own front patio just 1 minute walk to Harold Wood station. This property was originally designed for disability access, with extra wide hallways, larger bedroom, bathroom etc. Undercover private gated parking.

0.2 Miles to Harold Wood Station

Ground Floor One Bedroom Flat

Front Garden

Undercover Private Gated Parking

Chain Free

NHBC & EWS1 Rated B1

Opposite the Elizabeth Line



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





Beresfords - Harold Wood Sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Service Charge (per annum):

£1880

£940 paid every 6 months

Lease Length: 250 Years from January 2018

Start Date: 22/08/2018

End Date: 01/01/2268

Lease Length Years Remaining 241

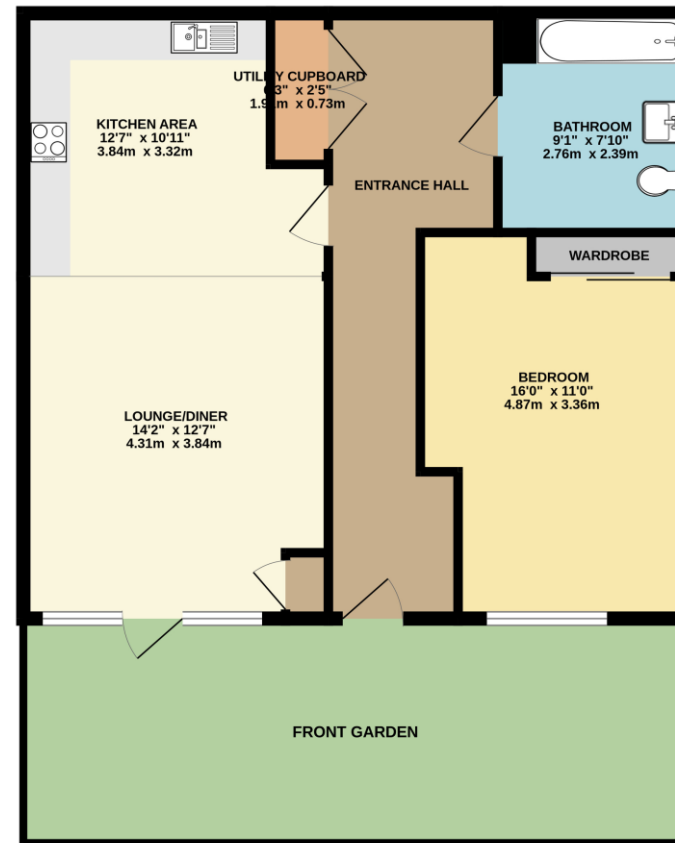
Ground Rent (per annum):

£275.00 Paid in 2 instalments of £137.50

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Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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