



Gidea Lodge, Main Road, Gidea Park, RM2

Offers Over £200,000

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Offered for sale with the added advantage of no onward chain is this 1 bedroom, ground floor retirement apartment. Available exclusively for over 65's only, the home enjoys a large reception room, kitchen, double bedroom and bathroom. The property enjoys communal areas and well-maintained communal gardens. Parking is available within the gated carpark.

Upon entering the home, via the well-maintained communal area, you are welcomed with an entrance hallway with access to most of the living accommodation and access to a large storage cupboard. The property can also be accessed directly from the carpark via the French patio door.

Positioned on the left of the home is the reception room, which measures an impressive 21'10 x 8'4 and provides adequate space for a dining table and chairs and is flooded with natural light from the French patio door. Situated off such is the kitchen which comprises numerous wall and base units, worktops to three sides and room for essential appliances.

Accessed off the hallway is the double bedroom which enjoys fitted wardrobes.

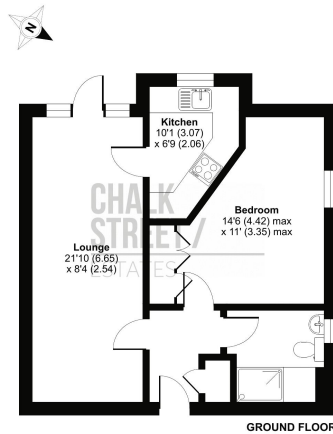
Completing the internal layout is the bathroom.

Further benefits of the home include a communal areas for residents and 24-hour emergency response call system.



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Approximate Area = 495 sq ft / 46 sq m
For identification only - Not to scale



GROUND FLOOR

① Floor plan provided in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. Produced by Chalk Street Estates Limited, 1907, 12/2020

- No Onward Chain
- One Bedroom Ground Floor Apartment
- Retirement Housing For Over 65's Only
- 24 Hour Emergency Response Call System
- Communal Areas and Garden
- 0.4 Miles From Gidea Park Elizabeth Line Station
- Gated Car Park
- 98 Years Remaining on Lease
- Ground Rent £330 p.a
- Service Charge £2,795 p.a.

