



CHALK STREET /
ESTATES

Gidea Lodge, Main Road, Gidea Park, RM2

Offers in the Region of **£180,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

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.

According to the vendor:

Lease Length: 98 Years Remaining.

Ground Rent: £330 pa.

Service Charge: £2,795 p.a.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

Entrance Hallway

Lounge





- 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.







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