

Bell Flower Lodge, Gubbins Lane, Harold Wood, RM3

Offers Over **£350,000**

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Situated within the popular Kings Park Development, just a short stroll from Harold Wood Elizabeth Line station, well-regarded local schools, shops and convenient bus routes, is this beautifully presented and spacious two-bedroom, first-floor apartment.

Upon entering the property via the secure entry phone system, the accommodation begins with a welcoming entrance hallway providing access to all rooms, along with a generous storage cupboard.

Measuring an impressive 19'10 x 16'2, the open-plan kitchen / dining / living area is beautifully presented in modern tones. The contemporary kitchen features an L-shaped arrangement of wall and base units, complemented by coral clay Silestone quartz worktops and a range of integrated appliances, including a dishwasher, oven, microwave / oven, hob, extractor hood, fridge and freezer. The spacious layout provides ample room for a comfortable reception area alongside a dining table and chairs. A wide door offers direct access to the private balcony.

Accessed from the hallway are two well-proportioned double bedrooms, both beautifully presented and similar in size. The principal bedroom features fitted wardrobes and direct access to a shower room comprising a shower, toilet and washbasin. This room can also be accessed independently from the hallway, making it convenient for use by guests and other occupants.

Completing the internal accommodation is a second well-appointed bathroom, fitted with a bath, washbasin and toilet, providing additional convenience for family living.

Externally, the development benefits from well-maintained communal grounds, an allocated parking space within a secure, gated car park, communal bike racks and CCTV coverage at the communal entrance.

Ideally positioned for convenient everyday living, this attractive apartment is highly recommended for an internal viewing to fully appreciate the space, presentation and excellent location on offer.

According to the vendor:

Lease Length: 241 Years Remaining

Ground Rent: £300 p.a

Service Charge: £2,000 p.a.

Heating: Gas

Broadband: Broadband available through Openreach and Hyperoptic; the current provider is EE

Mobile Coverage: Strong mobile phone reception

Sewerage: Connected to the mains sewer network













- Two Double Bedrooms
- First Floor Apartment
- 749 Square Foot of Internal Living Accommodation
- Open Plan Kitchen / Dining / Living Room
- Spacious Bathroom
- Large Balcony
- Allocated Parking Space Within a Gated Car Park
- 241 Years Remaining On Lease
- Service Charge £2,000 p.a.
- Ground Rent £300 p.a.

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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.





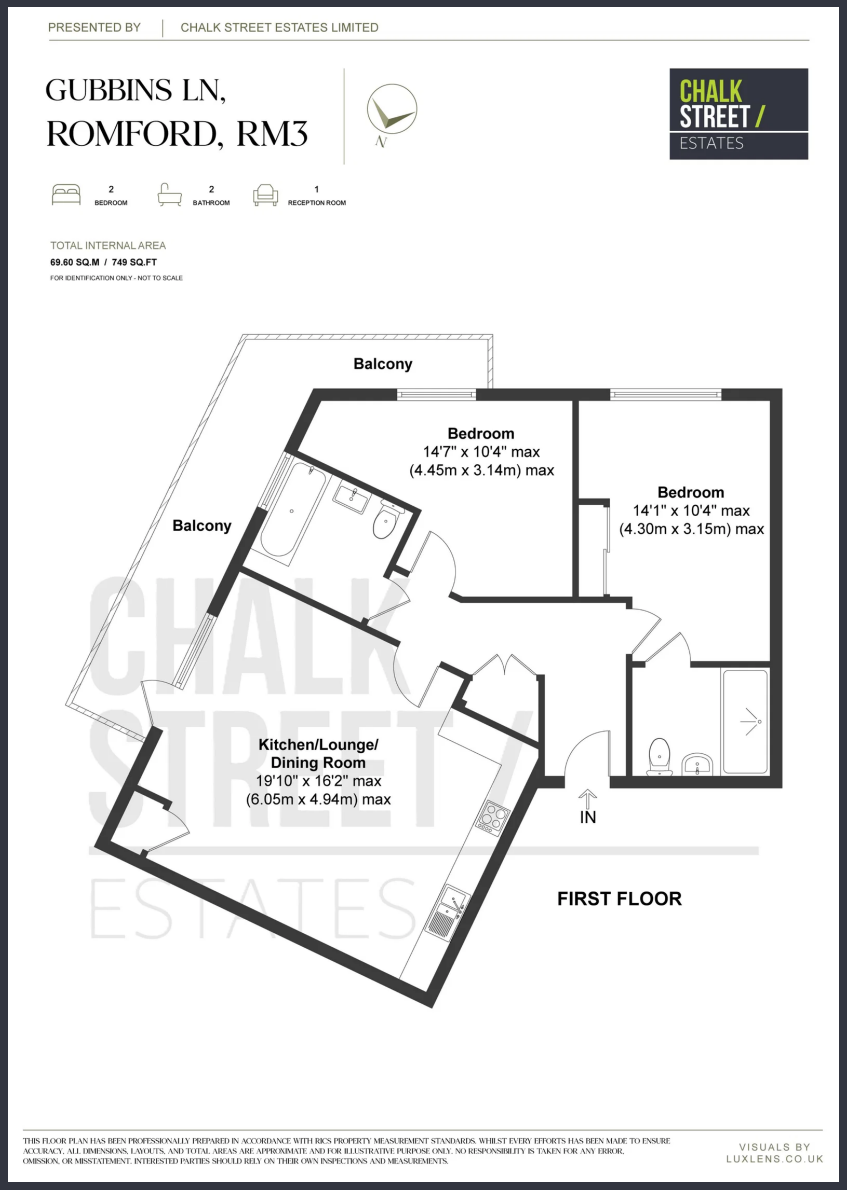



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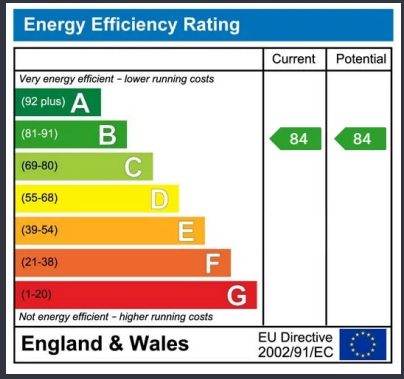

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