



GIDEA LODGE, GIDEA PARK

***** NO ONWARD CHAIN *** Two Bedroom First Floor Retirement Apartment | Close to Gidea Park's Local Shops and Amenities | Lounge | Kitchen | Shower Room W.C. | Lift Access To First Floor | Communal Lounge and Gardens | Communal Hairdressing Facilities | House Manager |**

£325,000 Leasehold | 2 bedroom apartment for sale

CHARLES STRATTON
ESTATE AGENTS



Situated in the popular Gidea Lodge Retirement Development is the Two Bedroom First Floor Apartment.

Accommodation comprises Two Bedrooms, Lounge, Kitchen Breakfast Room, and Shower Room W.C. The property is positioned on the first floor on the south side of the building and is one of very few apartments benefiting from windows and natural light in each room. The property further benefits from only have one adjoining wall to another apartment within the development enabling a peaceful place environment.

There is a large Communal Lounge with Kitchen which open to the rear gardens which have a southerly aspect, a Hairdressing Salon for visiting stylists and a Guest Room available by prior appointment.

Tenure: Leasehold (100 years)
Ground Rent: £360 per year
Service Charge: £3,726.39 per year

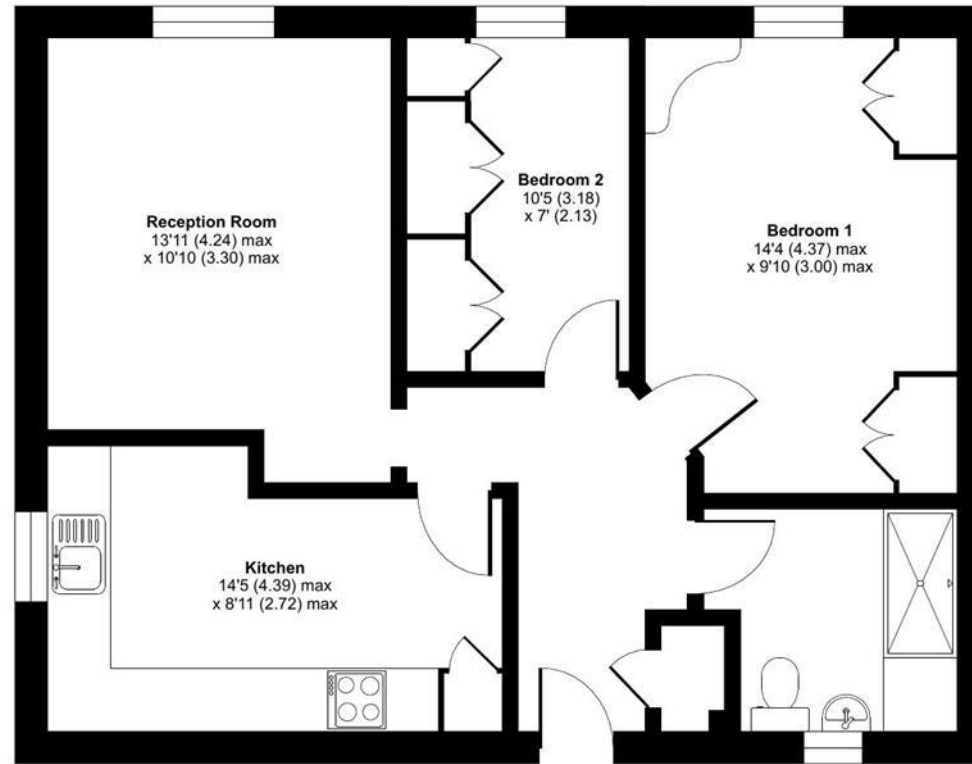




Gidea Lodge, Main Road, Romford, RM2

Approximate Area = 625 sq ft / 58.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2022. Produced for Charles Stratton Estates Ltd. REF: 1058304

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79		79	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
Charles Stratton Estates Ltd

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.