



Albert Road, Buckhurst Hill, IG9 6EF
Guide price £175,000 Leasehold

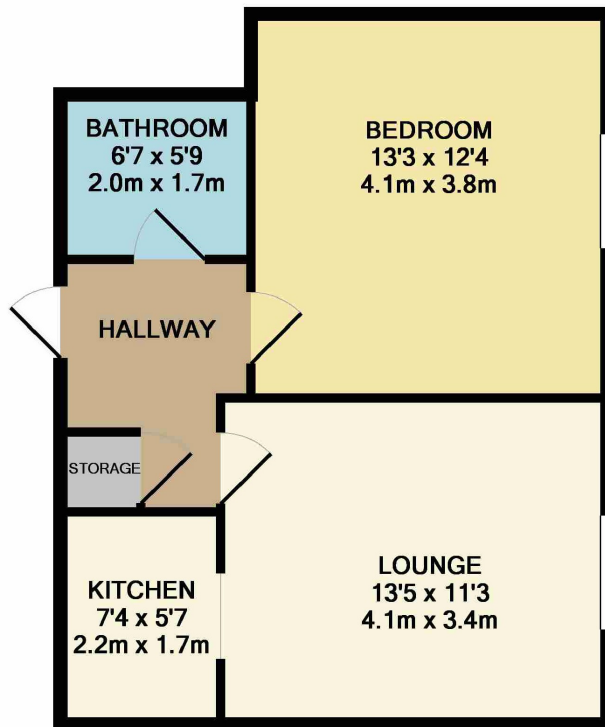


To view call **0208 508 5888**
email loughton@churchill-estates.co.uk



Guide Price : £175, 000 - £185,000

As the vendors sole agents Churchill estates are delighted to offer for sale this one bedroom first floor retirement flat. This flat is conveniently located close to all Buckhurst hill's shopping and transport facilities. Regency lodge has excellent communal facilities, lift and house manager. The property itself has double glazing, fitted kitchen and bathroom with no onward chain early inspection is advised.



TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)
 PLAN NOT TO SCALE FOR INFORMATION ONLY
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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82-100) A | | |
| (61-81) B | | |
| (49-60) C | | |
| (35-48) D | | |
| (19-34) E | | |
| (11-18) F | | |
| (1-10) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

All properties are offered subject to contract. Neither Churchill Estates nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property and these particulars are not to be construed as containing any representation of fact upon which any person is entitled to rely.



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