



CHURCHILL
estates

Epping New Road, Buckhurst Hill

Offers In Excess Of
£440,000

Tenure: Leasehold

Floor Area: 861.00 sq ft

Local Authority: Epping Forest

Council Tax Band: E

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Situated in the prestigious grounds of Boleyn Court we are pleased to present this spacious two double bedroom, ground floor apartment. This property is only a short 0.6 mile walk to Queens Road here you will find a variety of amenities including Waitrose, cafes, boutiques and many more independent retail shops. There are transport links within easy access for the ease of commuters - the M11 and M25, Buckhurst Hill Central Line and bus routes are all close by. The area is particularly known for its highly rated Primary and Secondary schools. There many things to do in Buckhurst Hill, one of our favourites is exploring Epping Forest and Knighton Woods just a short walk from your front door.

This property boasts two double bedrooms with the master benefiting from a shower en-suite, a separate family bathroom, fully integrated kitchen and a spacious living room which has direct access to the garden. further benefits include 1x allocated parking space, ample storage, new UPVC double glazing and a new megaflo system.

Boleyn Court is a secure, gated development with a concierge, additionally there is a entry phone system. There are immaculate communal gardens, maintained to a high standard with tennis courts and a BBQ area.

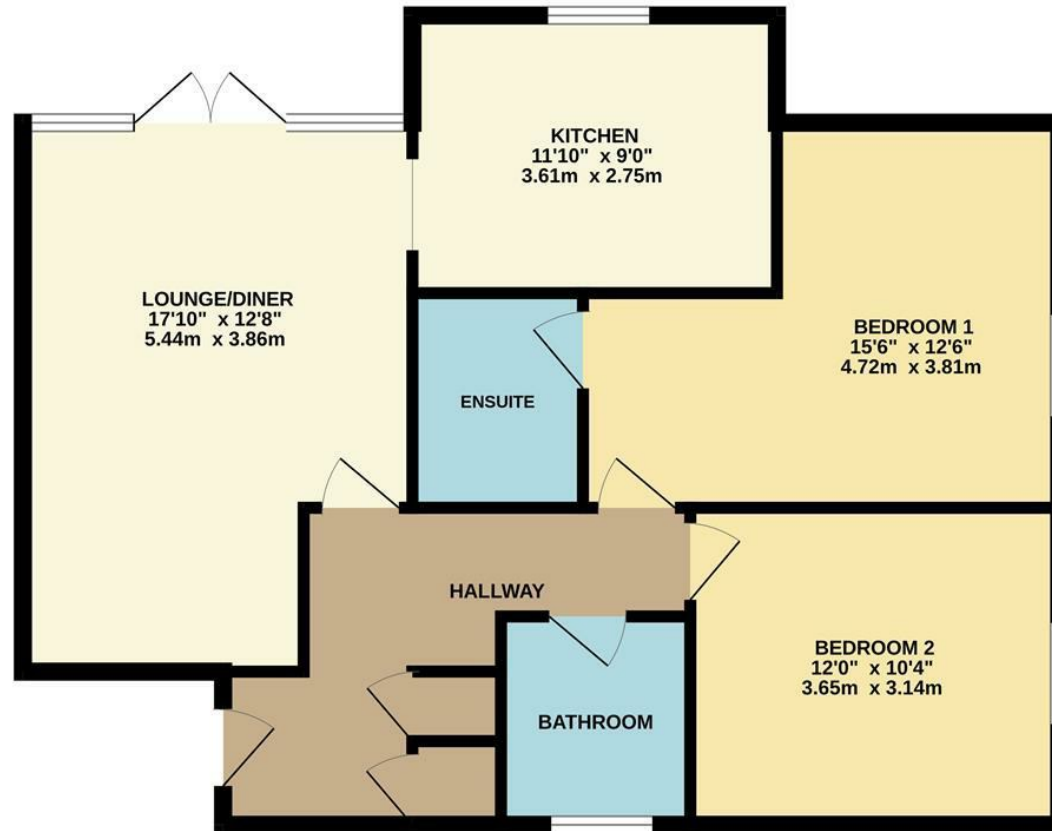
There is also a visitors car park.

| Service charge: £2304pa | Lease: 90 years remaining |
Ground rent: £190pa |





GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.
PLAN NOT TO SCALE FOR INFORMATION ONLY
Made with Metropix 62023

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Email buckhursthill@churchill-estates.co.uk

To view call **0208 504 2222**