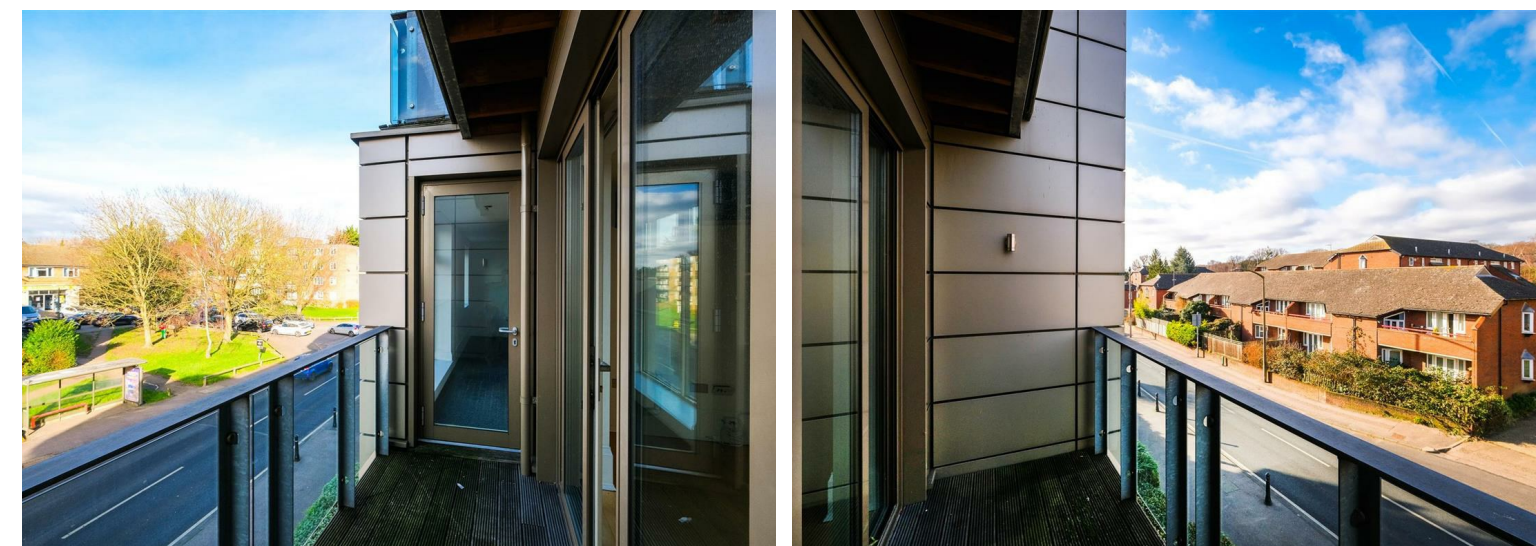




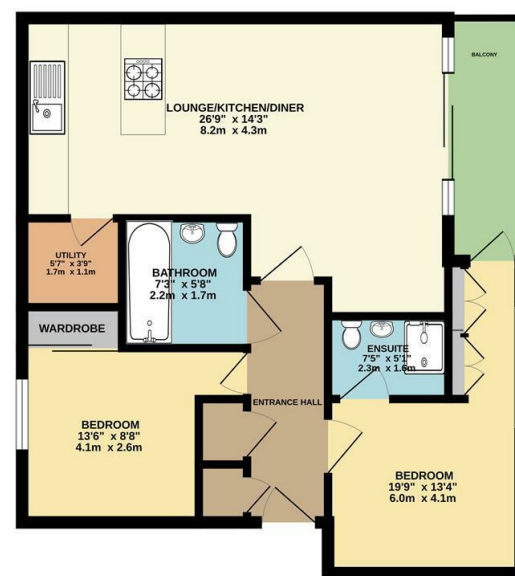
Lower Queens Road, Buckhurst Hill, IG9 6DF
Asking Price £385,000 Leasehold

Council: Epping Forest | Council Tax Band: E | Floor Area: 807.00 sq ft

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



SECOND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

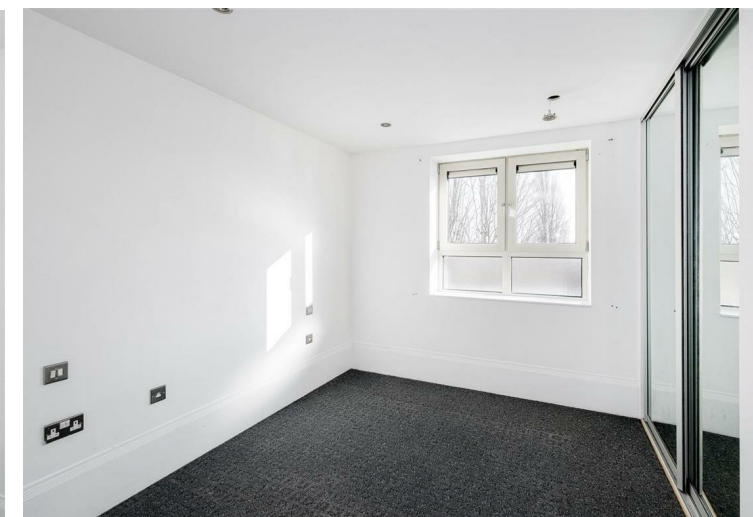
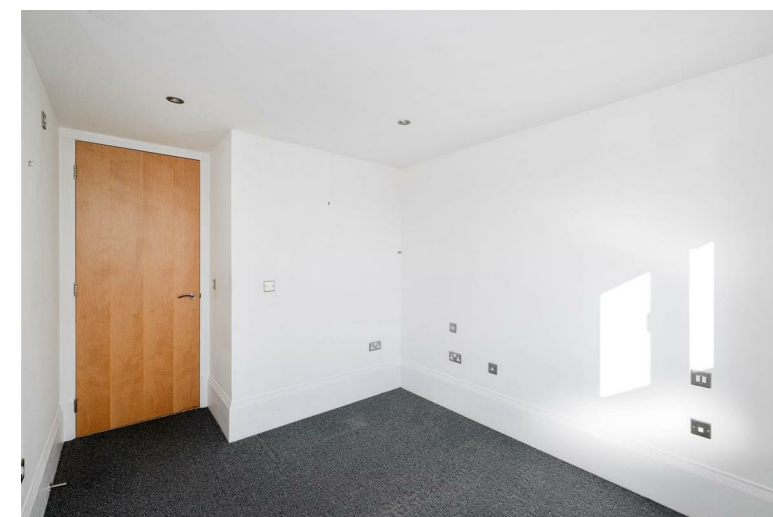


TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The contents, appearance and appearance shown here are not intended and no guarantee, as to their availability or efficiency can be given.
Map data ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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	

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Located in the heart of Buckhurst Hill, Churchill estates are pleased to bring to the market this spacious two double bedroom second floor apartment. Perfectly positioned just 0.1 miles from Buckhurst Hill Central Line Station which offers frequent services into the City and West End. Queens Road is also just as close by where you will find an array of restaurants, cafes, independent retailers and Waitrose Supermarket.

Boasting just over 800sqft the property offers spacious accommodation throughout and plenty of natural light. Perfect for entertaining is an open plan living/kitchen/dining room complete with a modern fitted kitchen, utility cupboard and your own private balcony. Both double bedrooms are generous in size complete with built in storage, with the master bedroom benefitting from a modern shower ensuite and secondary access to the private balcony. Also accessed via the welcoming entrance hall are two storage cupboards and a family size bathroom. Further benefits include lift access, private allocated parking, video entry system and is being offered on a chain free basis.

Service charge: £3,400.00 per annum
Ground rent: £250.00 per annum
Lease: 108 years remaining
EPC Rating - B

