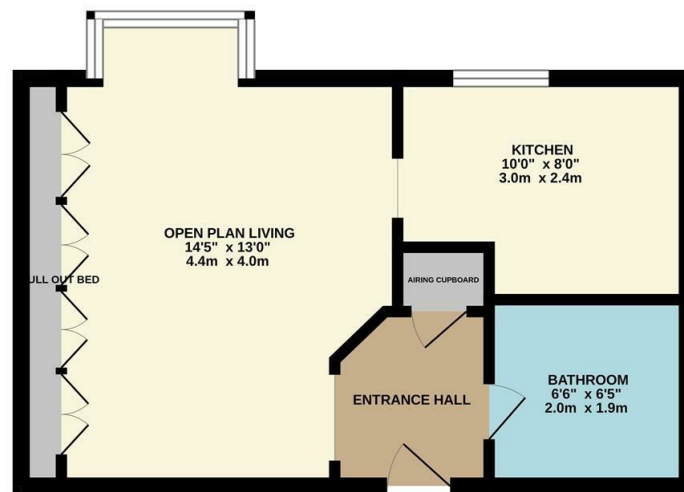




FIRST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



Albert Road, Buckhurst Hill, IG9 6BF
Offers In Excess Of £250,000 Leasehold

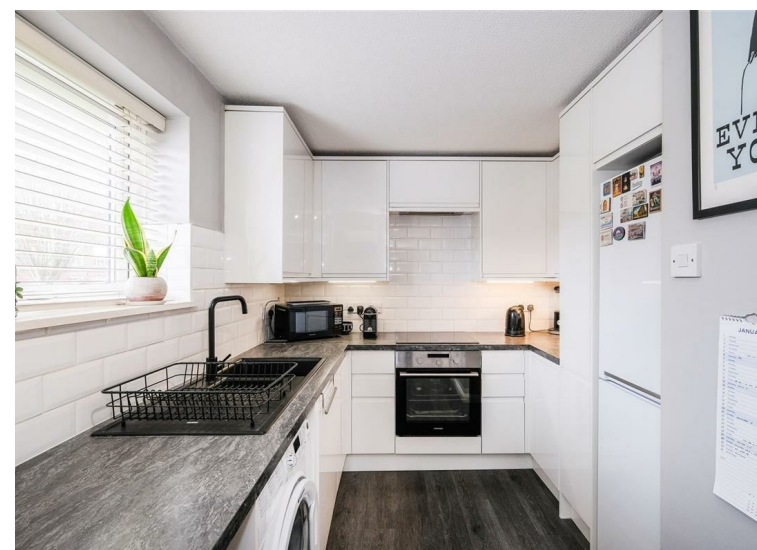
Council: Epping Forest | Council Tax Band: C | Floor Area: 430.00 sq ft
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

TOTAL FLOOR AREA: 430 sq.ft. (39.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	83
(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	



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.





Perfectly positioned, you are situated just an 4 minute walk from Buckhurst Hill Central Line station, offering direct access to Stratford (Westfield shopping and the Olympic Park) and into the City and West End of London. Within walking distance, you have easy access to the popular Queens Road. Here you will find all of your important amenities, such as a Waitrose, Cafés, Boutiques, restaurants and much more. For sports enthusiasts, you are spoiled for choice. There are plenty of clubs nearby, such as football, cricket, lacrosse and tennis, additionally David Lloyd gym is only 1.1 miles away.

Situated on the first floor in Beatrice Court is this wonderful studio apartment. Upon entrance, you are warmly welcomed into the spacious entrance hall which benefits from having a storage cupboard. Leading into the open-plan living room/bedroom you are presented with a fantastic amount of space with the additional benefit of having built in wardrobes along the back wall where you can locate a pull-down bed which is well tucked away. The stylish kitchen offers an ample amount of cupboards with plenty of worktop areas, plus a breakfast bar area. This property also offers a modern bathroom.

This property is offered with a 92-year lease, 1 allocated parking space, low service charges of £1,126.44 per annum and ground rent of £150.00 per annum along with an entry phone system. This studio apartment would be ideal for a first-time buyer, investor or someone looking to downsize.

