

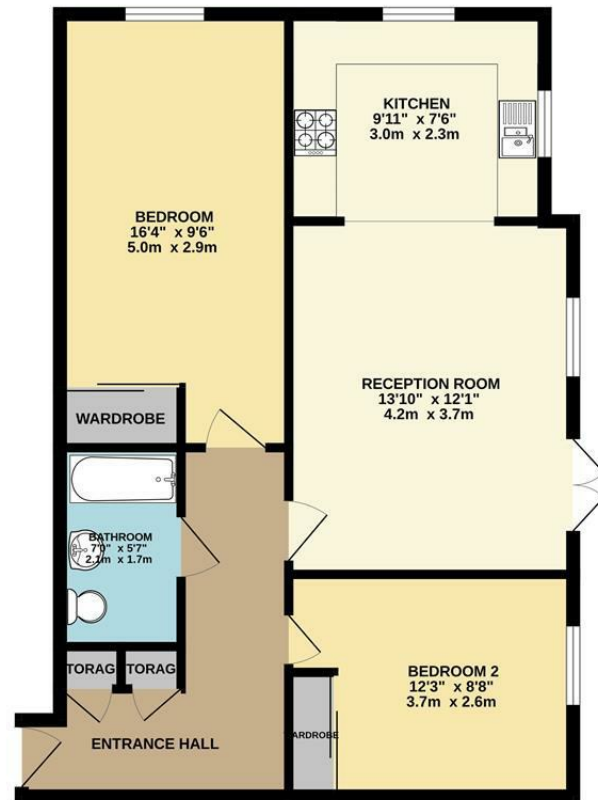


152-154 Queens Road, Buckhurst Hill, IG9
Asking Price £475,000 Leasehold

Council: Epping Forest | Council Tax Band: E | Floor Area: 678.00 sq ft
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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.



Conveniently positioned on the popular Queens Road right in the heart of Buckhurst Hill is this modern two double bedroom ground floor apartment. You are surrounded by everything that Queens Road has to offer boasting multiple restaurants, cafes, bars, independent retailers and Waitrose Supermarket. Buckhurst Hill Central Line Station is just a few minutes walk giving you frequent and easy access into the City and West End. Being surrounded by Epping Forest there are plenty of leisurely walks on offer.

Internally, the property has been kept and maintained to a very good standard offering a spacious entrance hall with plenty of storage, two double bedrooms with built in wardrobes and a sleek and modern family bathroom. The focal point of this apartment is the open plan living/kitchen/dining room boasting plenty of space and light with patio doors out to your very own south facing balcony. The modern high gloss kitchen offers plenty of cupboard units, integrated appliances and quartz worktops.

Further benefits of this property include allocated parking for one car and is being offered CHAIN FREE.

Lease term remaining - 116 years

Service charge - £1729 per annum Ground rent - £300 per annum

Council Tax Band - E

EPC Rating - B

