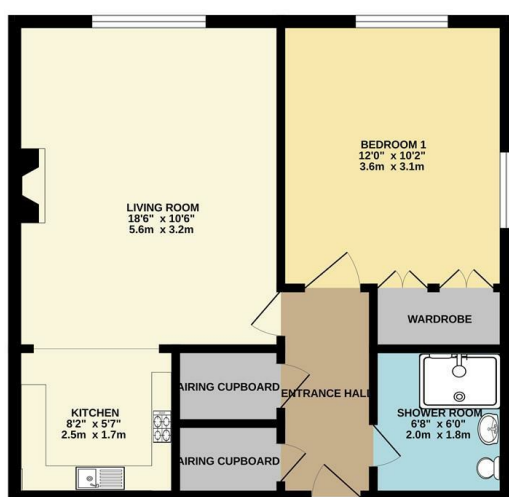




SECOND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA - 470 sq.ft. (43.7 sq.m.) approx.
We have every effort to make sure the accuracy of the figures contained here. Measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for general guidance only and should be used as a guide to the approximate positions. The actual layout and dimensions may vary and no guarantee is given as to their accuracy or efficiency can be given. <http://www.churchill-estates.co.uk>

Council: Epping Forest | Council Tax Band: C | Floor Area: 470.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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.



CHURCHILL
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Albert Road, Buckhurst Hill, IG9 6EF
Offers In The Region Of £165,000 Leasehold

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



CHURCHILL
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Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



Welcome to this charming retirement property located on Albert Road in the desirable area of Buckhurst Hill. This delightful first-floor apartment offers easy access with a lift, making it convenient for those over 55 looking for independent living. The property boasts a cozy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this apartment provides a comfortable living space for its residents. One of the highlights of this property is the access to communal gardens, a lounge, and a kitchen, providing ample opportunities for socializing and enjoying the company of fellow residents. The sense of community is further enhanced by the amenities conveniently located nearby on Queens Road. If you are seeking a peaceful and welcoming retirement property in a sought-after location, this apartment on Albert Road is the perfect place to call home.

Lease: 58 Years Remaining | Service charge: £3,431pa | Ground rent: £250pa | EPC: C | Council tax band: C |

