



CHURCHILL
estates



Epping New Road, Buckhurst Hill

Price Guide £425,000

Tenure : Leasehold

Floor Area : 925.00 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		71
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £425,000 - £450,000

Nestled in the charming Boleyn Court development, this ground floor apartment offers a delightful living experience. This property features 1 reception room, 2 bedrooms, and 2 bathrooms, making it an ideal space for comfortable living.

Situated within a prestigious gated development, this apartment offers more than just a home - it provides a lifestyle. The well-maintained gardens, tennis courts, and BBQ area are perfect for relaxation and social gatherings. With allocated parking and visitor parking, convenience is at the forefront of this residence. Inside, you'll find two double bedrooms, with the master bedroom benefiting from an en-suite, alongside a separate family bathroom. The spacious lounge and separate kitchen offer ample space for both entertaining and everyday living. The entry phone system adds an extra layer of security. Conveniently located near amenities and the Buckhurst Hill Central Line station, this property seamlessly combines comfort, style, and convenience. This property is also being offered on a chain free basis.

Lease: 89 years remaining | Service charge:
£2,476.00 | Ground rent: £150





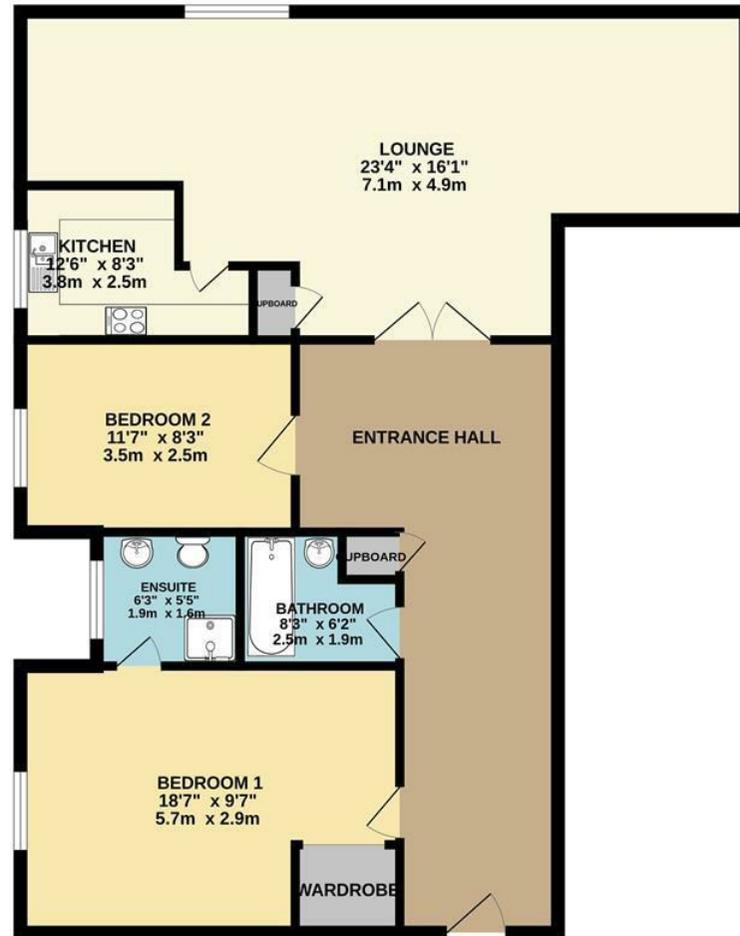


- No Onward Chain
- Communal Gardens With Tennis Courts & BBQ Area
- Two Double Bedrooms
- Spacious Lounge
- Entry Phone System
- Prestigious Gated Development
- Allocated Parking & Ample Visitor Parking Area
- Ensuite To Master & Separate Family Bathroom
- Ground Floor Apartment
- Amenities Nearby





GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 925sq.ft. (85.9 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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To view call **0208 504 2222**

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