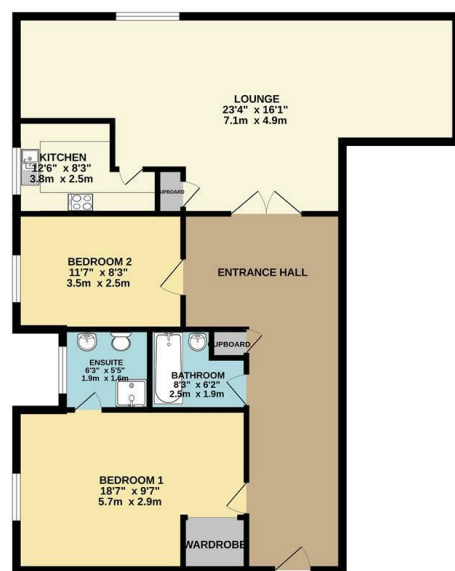




GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 925sq. ft. (85.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, masses and any other terms and appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should not be used as a basis for any legal proceedings. The services, fixtures and equipment shown here are not shown and are provided as to their availability at the time of sale.
 Home and Energy (2018)

Council: Epping Forest | Council Tax Band: E | Floor Area: 925.00 sq ft

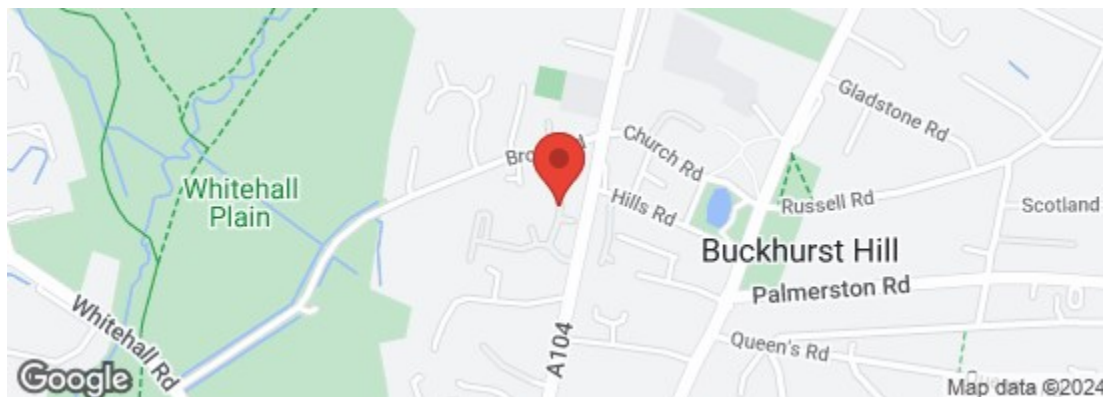


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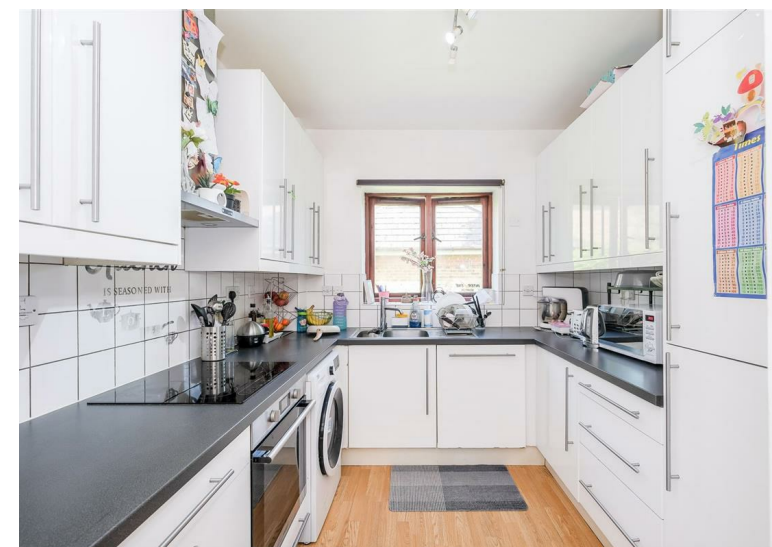
Epping New Road, Buckhurst Hill, IG9 5UE
 Price Guide £415,000 Leasehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.



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



Guide Price £415,000 - £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