



BEATRICE COURT

**CHURCHILL**  
estates

# Beatrice Court, Buckhurst Hill

Asking Price £485,000

Tenure : Leasehold

Floor Area : 1076.00 sq ft

Local Authority : EPPING FOREST

Council Tax Band : D


Bedrooms : 3

Receptions : 2

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Welcome to Beatrice Court, Buckhurst Hill - a stunning apartment that offers the perfect blend of comfort and convenience. This immaculately maintained property boasts a sizeable reception room, separate dining area, 3 bedrooms with the master benefiting with a ensuite bathroom and separate family shower room. One of the highlights of this apartment is its fantastic location. Situated within walking distance to amenities and with public transport right at your doorstep, convenience is truly at your fingertips. Step inside to discover a large lounge area, ideal for relaxing, dining, and entertaining guests. The separate dining room offers a perfect space for family meals or hosting dinner parties. The fully fitted kitchen is a chef's delight, with ample cupboard space and worktop areas for all your culinary adventures. This property is chain-free, meaning you can move in hassle-free and start enjoying your new home right away. With abundant natural lighting throughout, the apartment feels bright and airy, creating a welcoming ambiance. Parking is made easy with a private garage and street parking available for your convenience. Whether you're a mature downsizer, a working professional, or a growing family, this property caters to a variety of lifestyles.

Leasehold: 90 years remaining | Service charge: £3019pa | Ground rent: £300pa





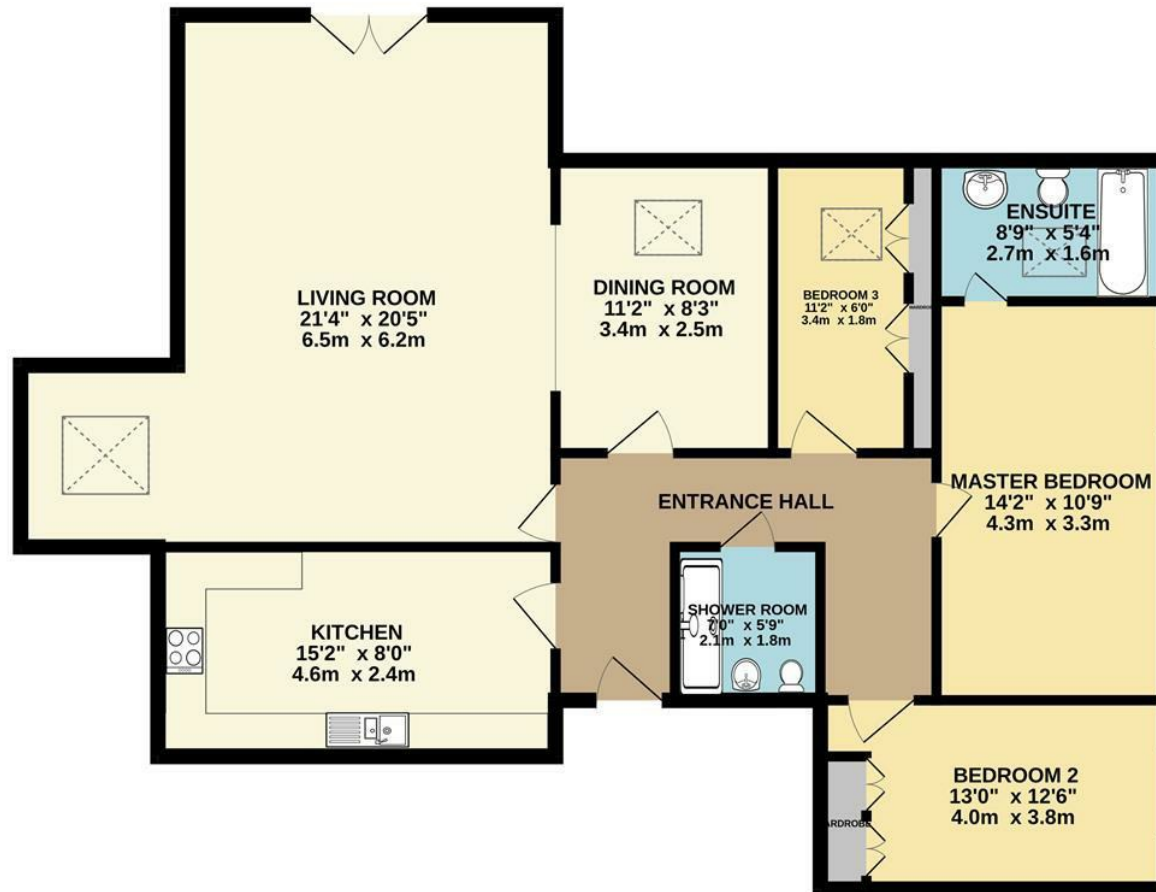


- CHAIN FREE
- EN-SUITE TO MASTER & SEPERATE BATHROOM
- AMENITIES NEARBY
- ENTRY PHONE SYSTEMS
- SIZEABLE LIVING ROOM
- THREE BEDROOMS
- 3 MINUTE WALK TO BUCKHURST HILL CENTRAL LINE STATION
- GARAGE & STREET PARKING
- FULLY FITTED KITCHEN
- SEPERATE DINING AREA





GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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Email [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)

To view call **0208 504 2222**

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