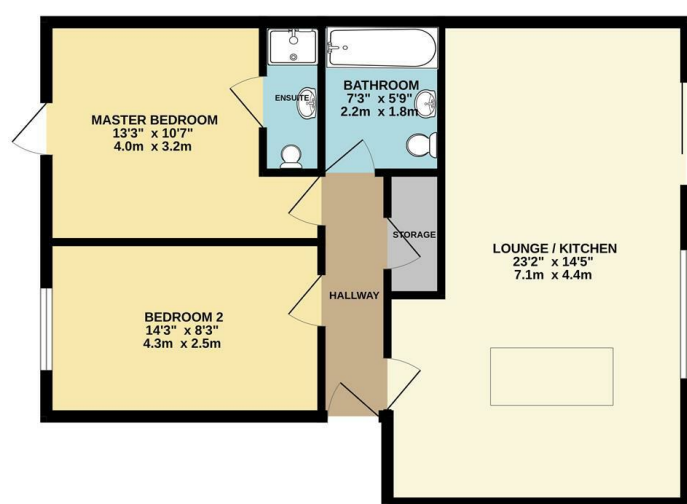




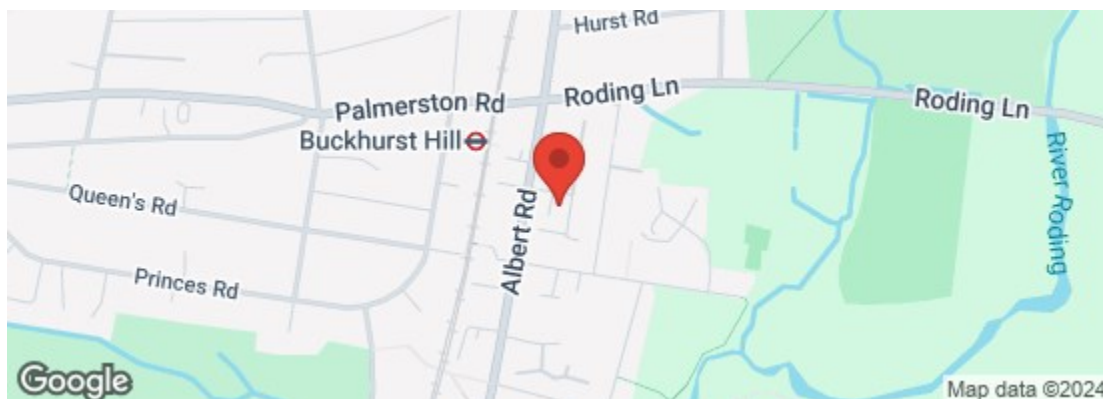
GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of walls, windows, doors and other parts are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used in 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.  
- Made with Blueprints 10/2021

Council: Epping Forest | Council Tax Band: D | Floor Area: 818.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		80	80
	EU Directive 2002/91/EC		



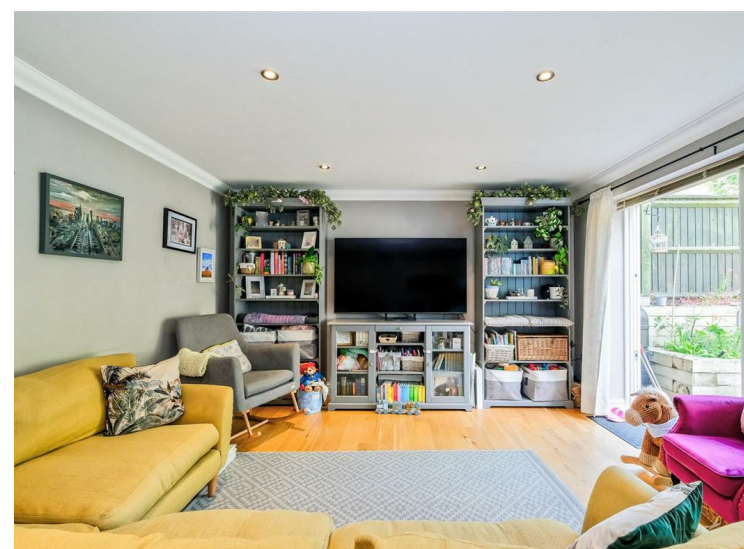
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



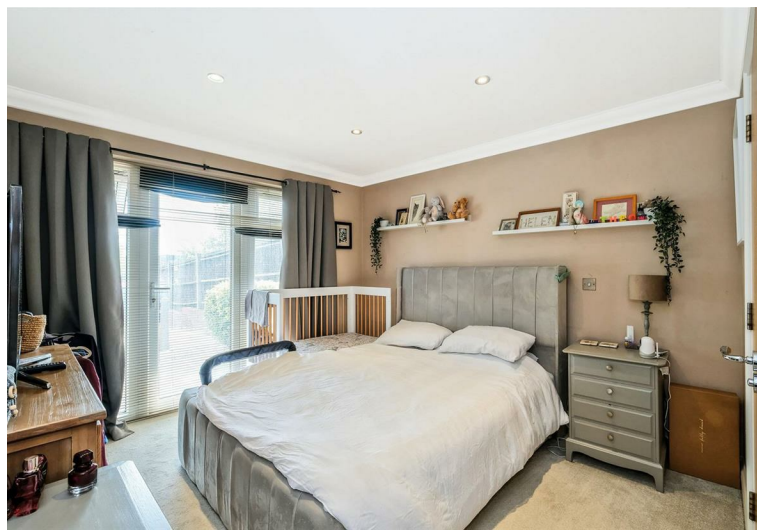
Beatrice Court, Buckhurst Hill, IG9 6EA

Guide Price £430,000 Leasehold

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



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



Guide price £430,000 - £450,000

Welcome to Beatrice Court, located in the charming Buckhurst Hill! This delightful ground floor apartment offers a perfect blend of comfort and style.

Upon entering, you are greeted by a spacious open plan living room and kitchen, ideal for entertaining guests or simply relaxing after a long day. The modern fitted kitchen, complete with a centre island, is a chef's dream, offering both functionality and elegance. This lovely apartment boasts two generously sized double bedrooms, providing ample space for a growing family or visiting guests. The master bedroom features an ensuite shower room, adding a touch of luxury to your everyday routine. One of the highlights of this property is the private rear garden, a rare find for apartment living. For added convenience, the property includes gated allocated parking. Further benefits include underfloor heating throughout.

Situated just a few minutes' walk from Buckhurst Hill Central Line station, commuting to work or exploring the city couldn't be easier. Additionally, the nearby Queens Road amenities offer a variety of shops, cafes, and restaurants, providing everything you need right at your doorstep.

Service charge £2965pa | Ground rent £300pa | EPC - C

