

TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.
Please refer to scale floor plan for dimensions only.
Made with HEMPA 12022

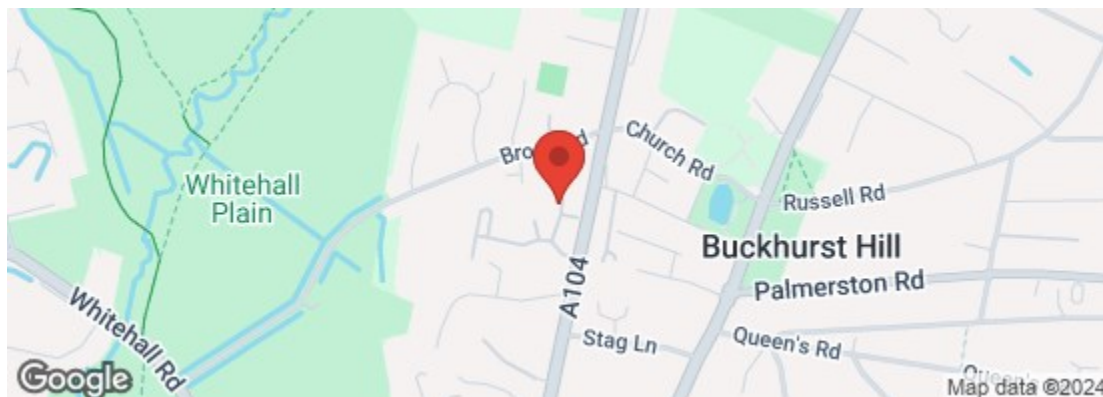
Council: Epping Forest | Council Tax Band: E | Floor Area: 893.00 sq ft

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Epping New Road, Buckhurst Hill, IG9 5UE
Guide Price £465,000 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 | | 75 | 76 |
| (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 | |

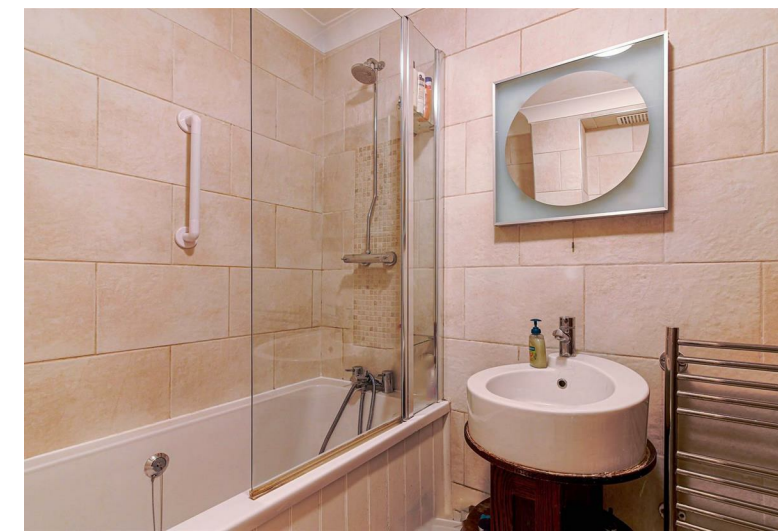
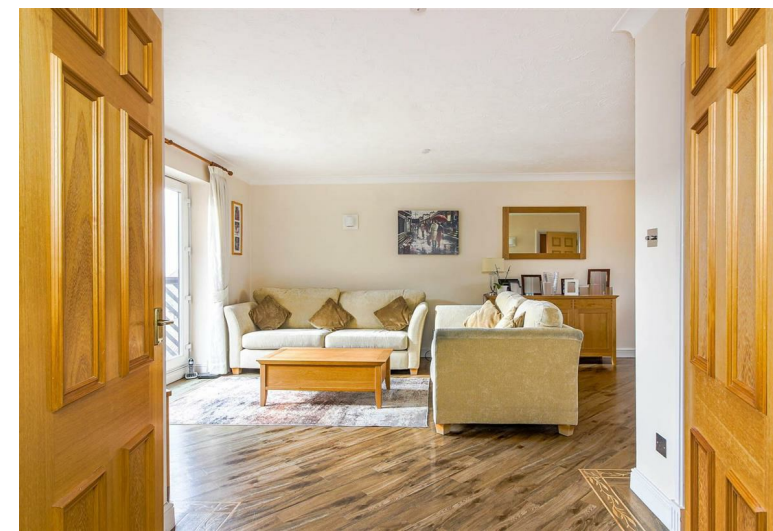


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



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



Situated in the ever so popular Boleyn Court development we have a immaculate two double bedroom, second floor apartment. The property is located only 0.9miles from the charming Queens Road where you will find all your important amenities such as Waitrose, cafes, boutiques and other independent retail shops. For the ease of commuters there are fantastic public transport links such as Buckhurst Hill Central Line Station, bus routes and easy access to the M25 and M11. The area is particularly known for its highly rated Primary and Secondary schools. There many things to do in Buckhurst Hill, one of our favourites is exploring Epping Forest and Knighton Woods just a short walk from your front door.

The Internal accommodation boasts two double bedrooms with a en-suite shower to the master and walk in wardrobe. The lounge is an exceptional size measuring approximately 22ft and benefits from having a private balcony. Leading from the lounge to a separate kitchen you are offered plenty of cupboard space and work top area. Further benefits include 1 allocated parking space, telephone entry system, communal gardens which include a BBQ area and tennis courts, on site porter and lift access to all floors.

Annual service charge £2,476.00 | Annual ground rent £150.00 | Lease 90 years |

