



CHARNWOOD

**CHURCHILL**  
estates

# High Road, Buckhurst Hill

Asking Price £415,000

Tenure: Share of Freehold

Floor Area: 807.00 sq ft

Local Authority: Redbridge


Council Tax Band: D

Bedrooms : 2

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</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	







Situated moments away from the idyllic Queens Road is this spacious first floor apartment. The apartment is well presented throughout and offers a good sized lounge, fully integrated kitchen, family bathroom and two double bedrooms. Further benefits include: share of freehold, lift access, residents parking, communal gardens and can potentially be sold chain free.

Charwood is located in Buckhurst Hill on the High Road a stones throw away from Queens Road where you will find a variety of shops including boutiques, cafes, Waitrose and many more independent retail shops. You have easy access to Buckhurst Hill Central Line station which is only 1 mile away as well as having easy vehicular access to the M25, M11 & A406. Within walking distance you will find the beautiful Epping Forest and Knighton Woods. For the sports enthusiasts within close proximity you have many sports clubs such as tennis, bowls, cricket and football. Additionally you have David Lloyd Leisure Centre a short drive away.



Lease: 142 years remaining | Service charge: £2500pa  
| EPC: C |





FIRST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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