



PALMERSTON  
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COURT

PALMERSTON  
COURT

48

**CHURCHILL**  
estates



# Palmerston Court, Buckhurst Hill

Offers In Excess Of  
£460,000

Tenure: Share of Freehold

Floor Area: 785.00 sq ft

Local Authority: Epping Forest

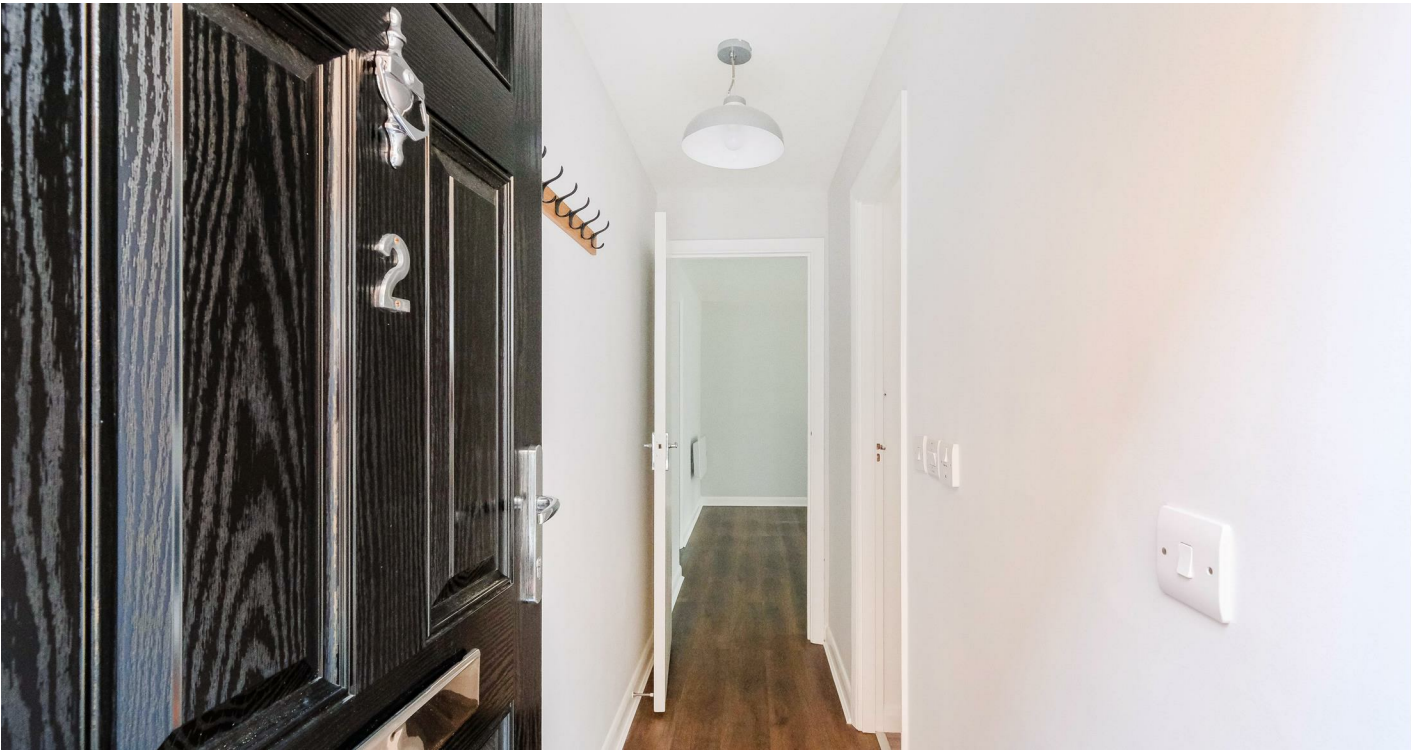
Council Tax Band: D

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





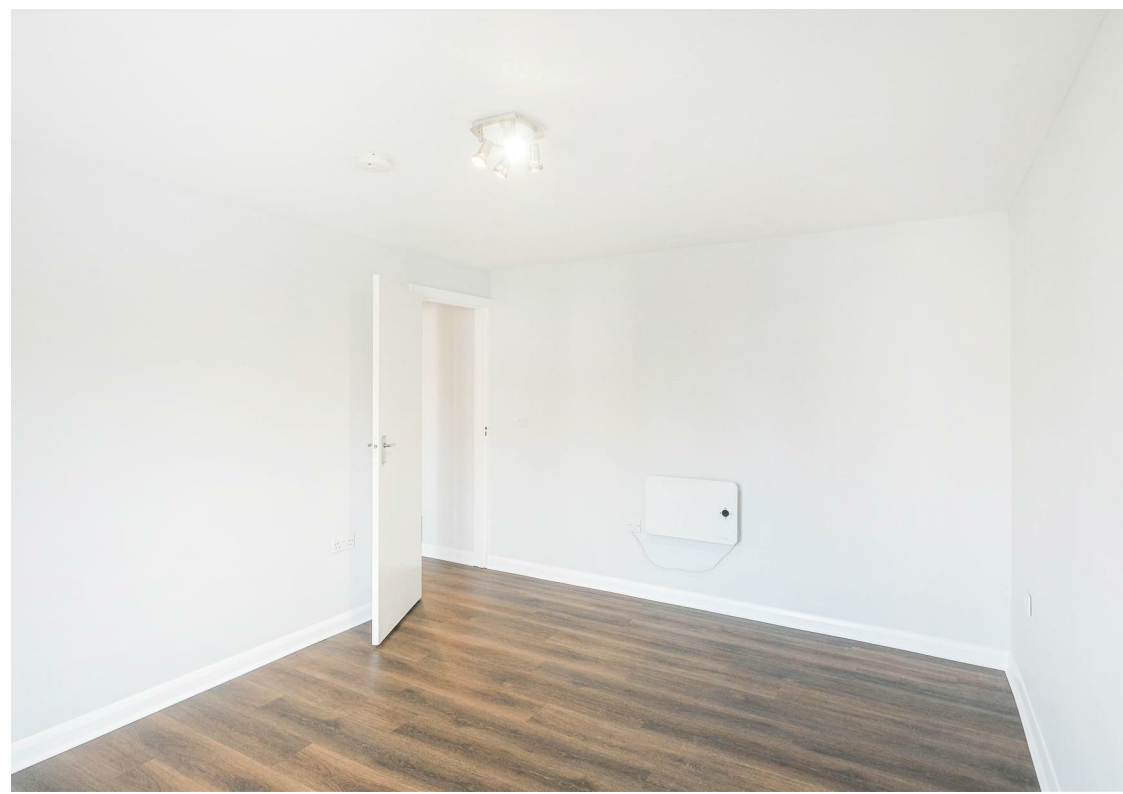




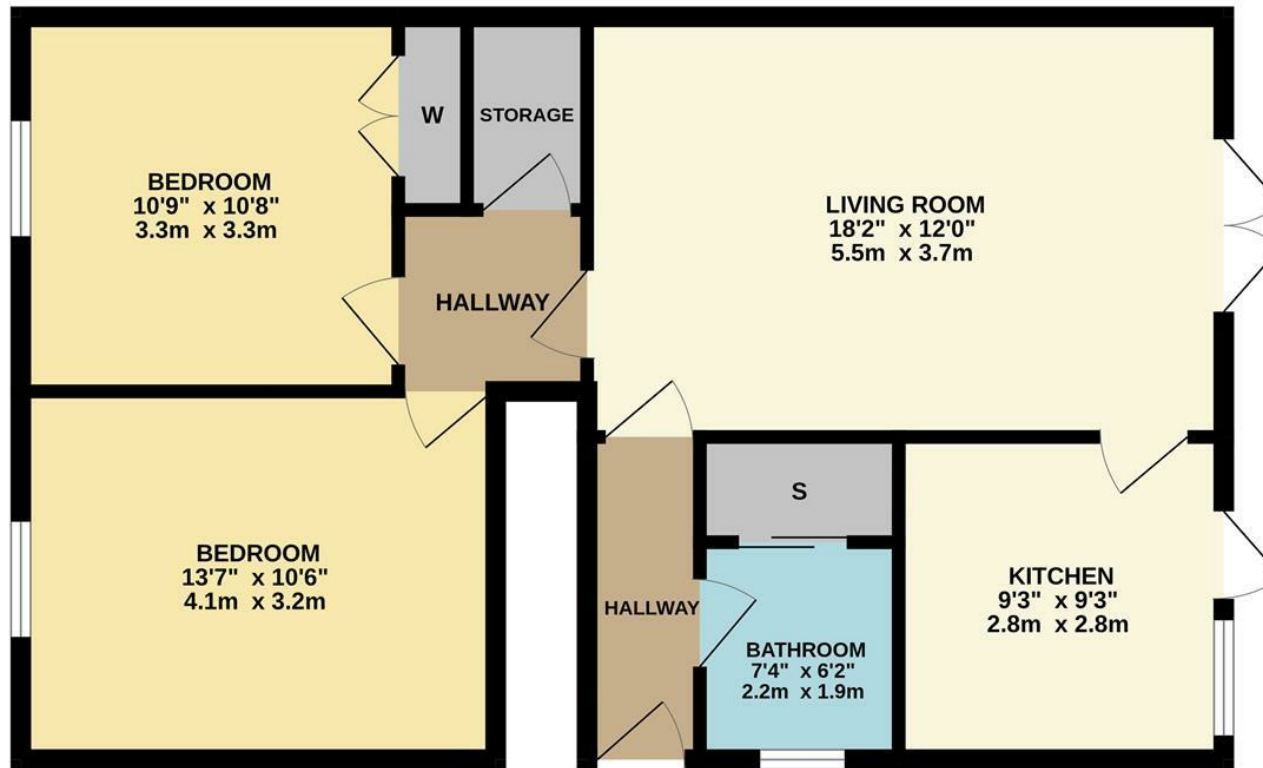


Located in the heart of Buckhurst Hill, this charming ground floor flat offers a perfect blend of comfort and convenience. Spanning approximately 785 square feet, the property features two spacious double bedrooms, a separate family bathroom which is well-appointed and ample storage. One of the standout features of this flat is the private rear garden, providing a tranquil outdoor space for relaxation or entertaining. Additionally, the property includes a garage en bloc, offering secure parking and extra storage options. Location is key, and this flat does not disappoint. Situated just 0.3 miles from Buckhurst Hill Central Line station, commuting to London is both quick and easy. The area is rich in amenities, with a variety of shops, cafes, and restaurants within easy reach. Families will appreciate the proximity to highly rated schools, making this an excellent choice for those with children. Furthermore, the property is surrounded by the stunning Epping Forest, perfect for outdoor enthusiasts and nature lovers. This flat also benefits from a share of freehold with a 900+ year lease and comes with no onward chain, making it an attractive option for buyers looking for a smooth transition. Whether you are a first-time buyer or seeking a new home, this property offers a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location.





GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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