



**CHURCHILL**  
estates





Albert Road,  
Buckhurst Hill

Asking Price £150,000

Tenure : Leasehold

Floor Area : 0.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	







Regency Lodge is a popular age exclusive development for over 55's in the heart of Buckhurst Hill. Conveniently situated, you are within easy access to an array of amenities just moments away on Queens Road which include a Waitrose supermarket, Pharmacy, Cafes, Restaurants and much more. You can also walk to Buckhurst Hill Central Line within just 5 minutes, additionally bus stops can be located on Albert Road giving easy access to nearby towns.

At Regency Lodge you will find a beautifully maintained communal garden, communal lounge area which is frequently used by its residents and a kitchenette area. There is also a on-site hobby room and hair salon. This development is also wheelchair friendly and there are two lifts giving you access to all floors.

This apartment is located on the first floor and has views over the garden areas. The property offers a double bedroom with built in wardrobes, spacious lounge which boasts ample natural light and a modern kitchen complete with plenty of cupboard space. Off the hallway you will find a shower room and a good size storage cupboard. Additional benefits include loft access, entry phone systems and externally a residents car park.

Lease: 57 years remaining - Service charge: £2979pa - Ground rent: £75pa.











- Age exclusive development for over 55's
- Lift access
- Residents parking
- Entry phone systems
- First floor 1 bedroom apartment
- Well maintained communal gardens
- Amenities and good public transport nearby

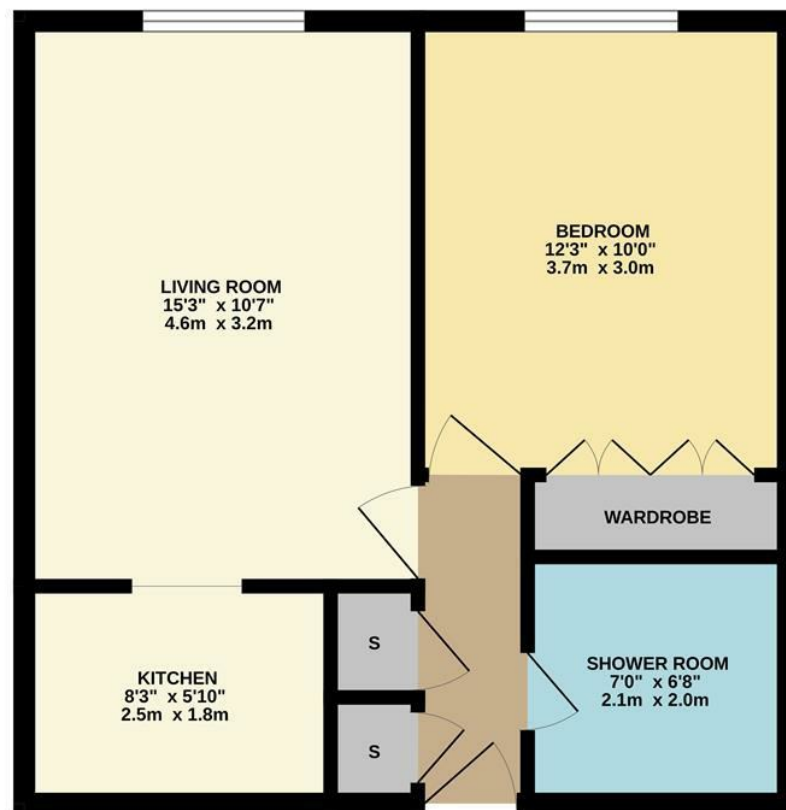








## FIRST FLOOR



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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