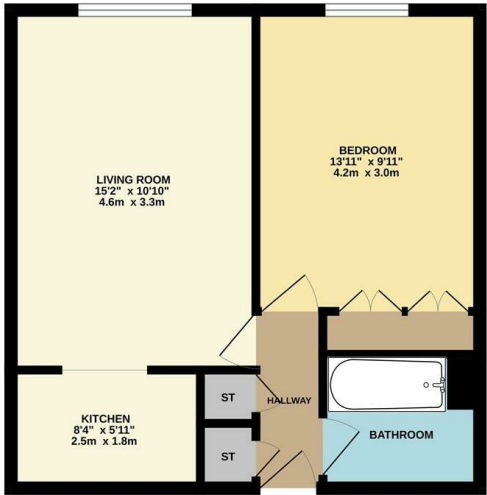




GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 462sq.ft. (42.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance only and should be used in conjunction with the property particulars. The services, systems and appliances shown on the floorplan are not guaranteed and no guarantee is given as to their operation or efficiency can be given.  
Please read the Terms & Conditions.

Council: Epping forest | Council Tax Band: C | Floor Area: 462.00 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>	EU Directive 2002/91/EC	
	69	75



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.



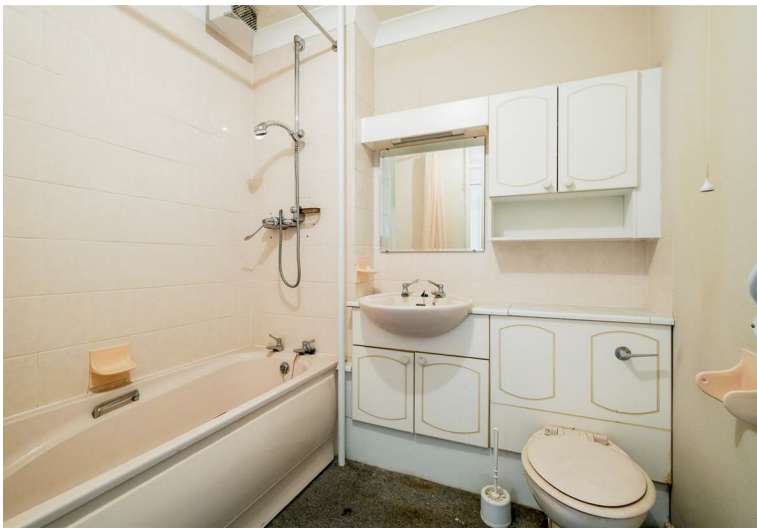
Albert Road, Buckhurst Hill, IG9 6EF  
Asking Price £137,000 Leasehold

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



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**





Nestled in the charming area of Buckhurst Hill, this delightful ground floor flat is situated on Albert Road within a desirable development well known as regency Lodge which is specifically designed for those aged over 55. Upon entering, you will find a spacious lounge that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The flat boasts ample storage, ensuring that your living space remains tidy and organised. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed for both functionality and ease of use. This property is wheelchair accessible and features lift access to all floors, making it suitable for residents with mobility needs. The entry phone system enhances security, providing peace of mind for residents. Additionally, the flat benefits from residents' parking, allowing for hassle-free access to your vehicle. The communal areas are well-maintained, featuring beautiful gardens and a lounge complete with a bar area, perfect for socialising with neighbours or enjoying a quiet afternoon. The location is particularly advantageous, as it is within walking distance to local amenities and public transport, ensuring that everything you need is just a short stroll away. Offered chain free, this property presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a vibrant community. Lease: 57 years remaining, service charge: £2979, Ground rent: £75.

