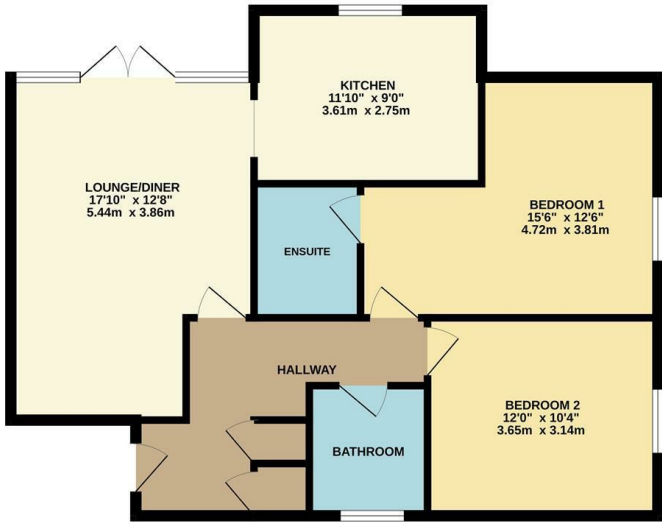




GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861sq ft (80.0 sq.m.) approx.
PLAN NOT TO SCALE FOR INFORMATION ONLY
Made with Mapbox (2023)

Council: Epping Forest | Council Tax Band: E | Floor Area: 861.00 sq ft

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		
	53	72
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.

CHURCHILL
estates



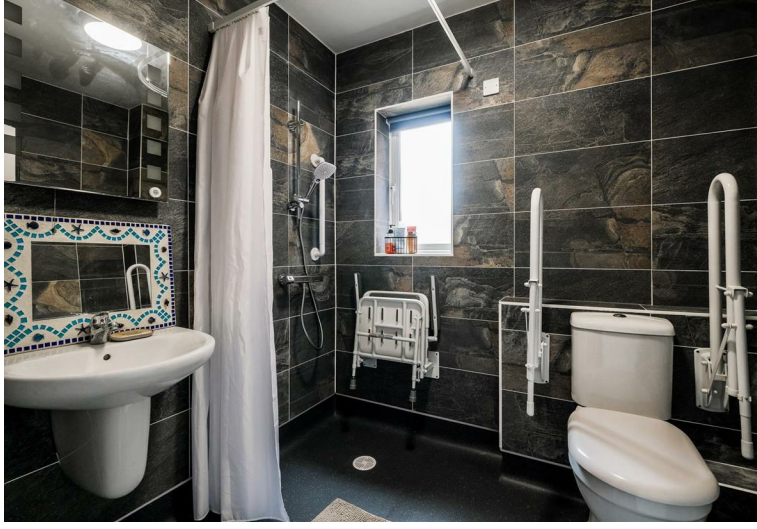
CHURCHILL
estates

Epping New Road, Buckhurst Hill, IG9 5UE
Price Guide £425,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



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



£425,000 - £450,000

Situated in the prestigious grounds of Boleyn Court we are pleased to present this spacious two double bedroom, ground floor apartment. This property is only a short 0.6 mile walk to Queens Road here you will find a variety of amenities including Waitrose, cafes, boutiques and many more independent retail shops. There are transport links within easy access for the ease of commuters - the M11 and M25, Buckhurst Hill Central Line and bus routes are all close by. 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 Boleyn Court. This property boasts two double bedrooms with the master benefiting from a shower en-suite, a separate family bathroom/wet room, fully integrated kitchen and a spacious living room which has DIRECT ACCESS to the gardens. Further benefits include 1x allocated parking space and ample storage. Boleyn Court is a secure, gated development with a concierge, additionally there is a entry phone system. There are immaculate communal gardens, maintained to a high standard with tennis courts and a BBQ area. There is also a visitors car park.