



CHURCHILL
estates



Albert Road,
Buckhurst Hill

Asking Price £175,000

Tenure : Leasehold

Floor Area : 473.00 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	80	82
(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 	



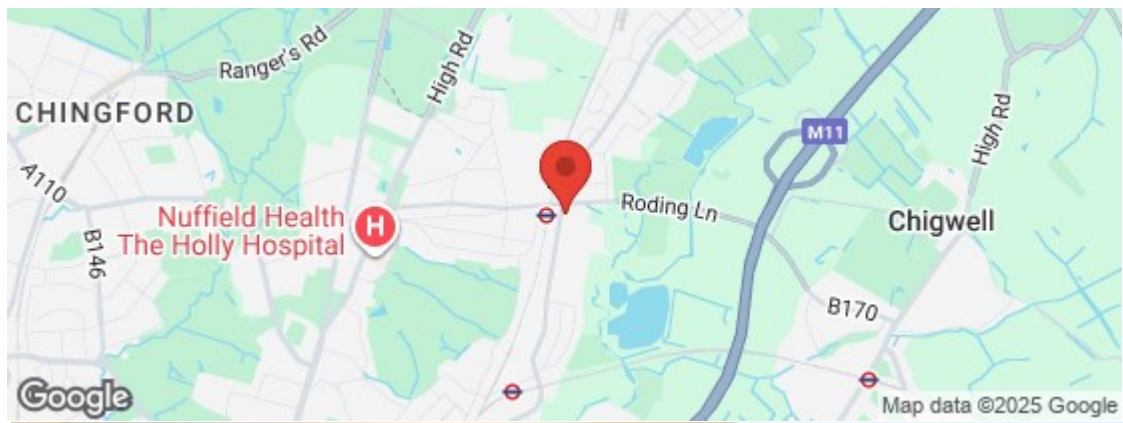
Welcome to Regency Lodge, a popular age-exclusive development for over 55's. Positioned in the heart of Buckhurst Hill, you are in proximity to local amenities on Queens Road and a short walk away from bus routes and Buckhurst Hill Central line station. At Regency Lodge you will find beautifully maintained gardens and well-decorated communal areas. There is also an on-site hobby room / hair salon for its residents to use. Further benefits include lift access to all floors, resident parking and entry phone systems. This apartment is situated on the second (top) floor and presents you with a double bedroom which is complete with fitted wardrobes, a spacious lounge area which leads directly into the fully fitted kitchen and, branching off the hallway, you will find the bathroom which has conveniently been converted into a shower-room. The lease for this property is 147 years, a service charge of £2979 per annum and is being sold with no onward chain.







- Retirement development for over 55's
- Top floor with lift access
- Spacious lounge
- Residents parking
- Amenities nearby
- Independent living
- Double bedroom with fitted wardrobes
- Entry phone systems
- Communal lounge & gardens
- Easy access to public transport





SECOND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473sq.ft. (43.9 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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To view call **0208 504 2222**

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