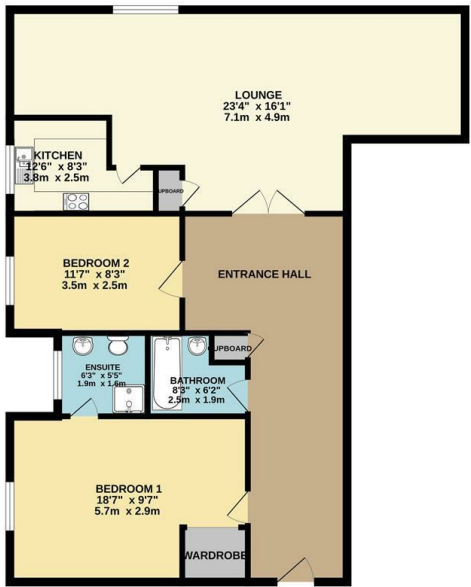




GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 925sq ft. (85.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the figures and measurements with the seller.

Council: Epping Forest | Council Tax Band: E | Floor Area: 925.00 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		
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.



Epping New Road, Buckhurst Hill, IG9 5UE
£1,950 Per Month

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



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



Nestled in the charming Boleyn Court development, this ground floor apartment offers a delightful living experience. This property features 1 reception room, 2 bedrooms, and 2 bathrooms, making it an ideal space for comfortable living.

Situated within a prestigious gated development, this apartment offers more than just a home - it provides a lifestyle. The well-maintained gardens, tennis courts, and BBQ area are perfect for relaxation and social gatherings. With allocated parking and visitor parking, convenience is at the forefront of this residence. Inside, you'll find two double bedrooms, with the master bedroom benefiting from an en-suite, alongside a separate family bathroom. The spacious lounge and separate kitchen offer ample space for both entertaining and everyday living. The entry phone system adds an extra layer of security. Conveniently located near amenities and the Buckhurst Hill Central Line station, this property seamlessly combines comfort, style, and convenience. This property is available immediately.

5 weeks' deposit: £ 2,250

Council Tax band: E

EPC rating: E

Minimum 12 months' let

