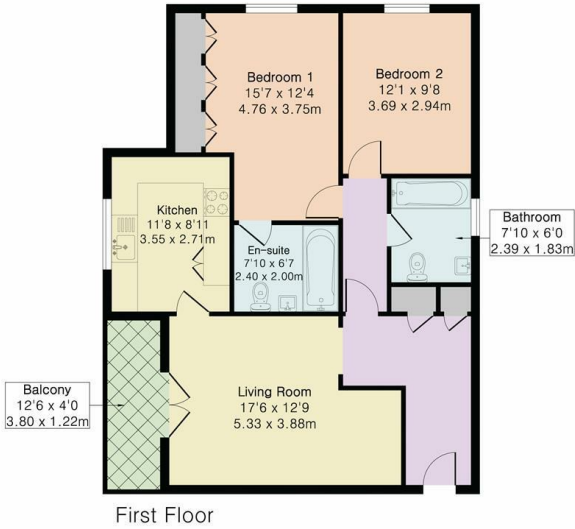




Approximate Gross Internal Area 853 sq ft - 79 sq m



PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Epping Forest | Council Tax Band: E | Floor Area: 853.00 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
Asking Price £425,000 Leasehold

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



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



Boleyn Court, set within a gated development which boasts expansive communal grounds including tennis courts, BBQ area and vast open green space, right on your doorstep. Located on the first floor with lift access and spanning an impressive 853ft, this well proportioned apartment comprises a spacious reception room with ample space to dine and doors leading to your own private balcony. The galley-style kitchen, generous in size offers plenty of cupboard and worktop space. Both bedrooms are well-proportioned double rooms with the master bedroom benefitting from built-in wardrobes and en-suite. Additionally, there is a family bathroom. Further benefits include allocated parking, concierge and is being offered CHAIN FREE.

You are conveniently located just a short walk from Buckhurst Hill's famous Queens Road, where you will find an array of restaurants, cafés, independent retailers, Waitrose Supermarket and Buckhurst Hill Central Line Station. Epping forest and Knighton Woods are also located nearby, which is perfect for nature lovers. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.

