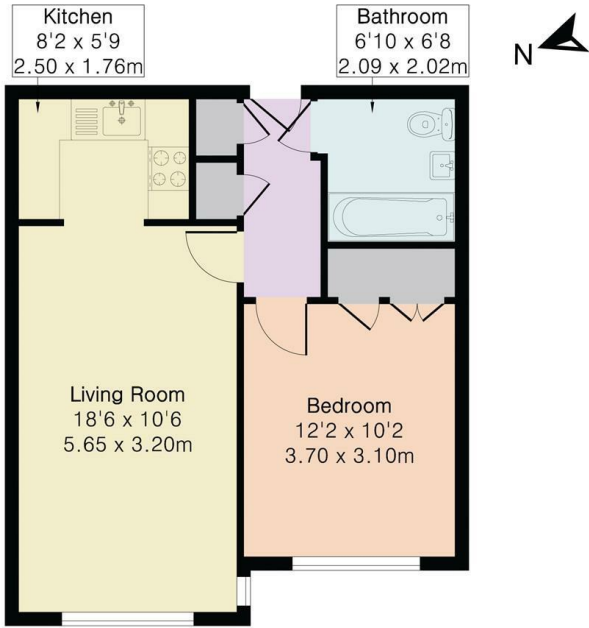




Approximate Gross Internal Area 489 sq ft - 45 sq m



Ground Floor

Council: Epping Forest | Council Tax Band: C | Floor Area: 489.00 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.

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Albert Road, Buckhurst Hill, IG9 6EF
Price Guide £200,000 Leasehold

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



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



Nestled on Albert Road in the charming area of Buckhurst Hill, this delightful ground floor flat is designed for independent living, catering specifically to those aged over 55. The property boasts a spacious double bedroom, complete with built-in wardrobe space, ensuring ample storage for your belongings. The large lounge, enhanced by dual aspect windows, invites an abundance of natural light, creating a warm and welcoming atmosphere. The fully fitted kitchen is both practical and stylish, providing everything you need for your culinary endeavours. The bathroom is well-appointed, offering comfort and convenience. Residents of this retirement flat enjoy access to immaculate communal gardens, perfect for leisurely strolls or simply soaking up the sun. The communal lounge, featuring a bar area and a hobby room on the lower ground floor, fosters a sense of community and provides opportunities for socialising and engaging in various activities. Conveniently located just moments from Queens Road, you will find a plethora of amenities at your fingertips, including shops, cafes, and public transport options, making daily errands and outings effortless. Additionally, this property benefits from an extended lease, providing peace of mind for future living. This flat presents an excellent opportunity for those seeking a comfortable and vibrant lifestyle in a supportive environment. Don't miss the chance to make this lovely property your new home.

