



**9 Palmerston Road, Buckhurst Hill, Essex, IG9 5NJ**

**Asking price £275,000**

Situated in this popular development known as St. James Gate is this spacious two bedroom ground floor apartment. Located on one of Buckhurst Hills sought after roads, conveniently you have easy access to public transport such as bus routes and Buckhurst Hill Central Line Station. You are also within a short distance to Queens Road, here are all important amenities such as a supermarkets, pharmacies and post offices, boutiques and restaurants. St. James Gate is a prestigious retirement development for over 60's.

This property has been tastefully decorated by the current owners offering, stylish way of living. This apartment comprises of two double bedrooms with the master complete with built in wardrobe. The living room is bright and spacious benefitting from south facing views. From the hall you have ample storage and access to the bathroom. The kitchen benefits from having plenty of cupboard space and worktop area. Further benefits include a house manager, laundry room, guest suit, emergency care line system and well maintained communal gardens.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

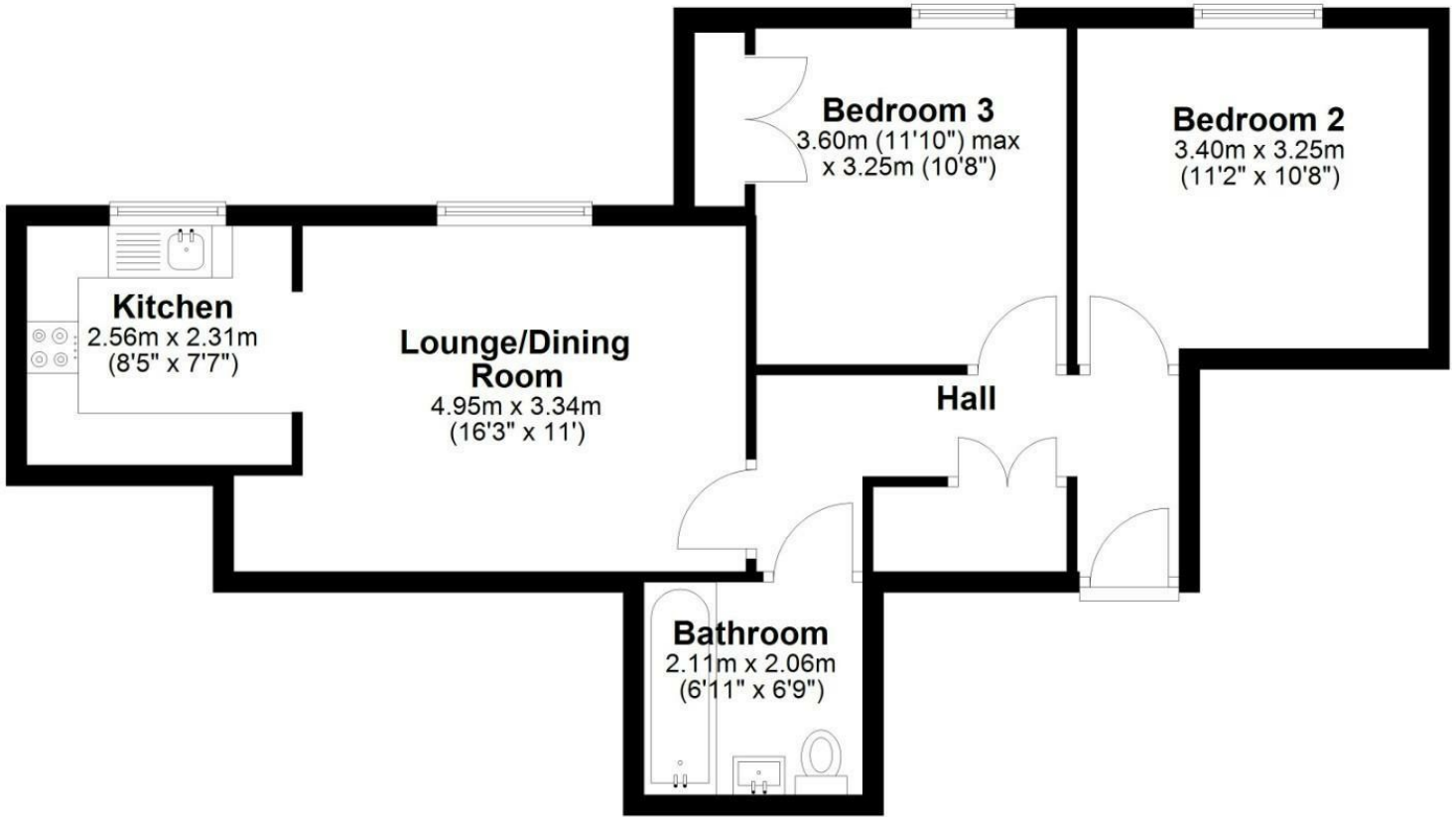
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**Ground Floor**  
Approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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