



Boleyn Court, Epping New Road,





£535,000

Leasehold

- 3 BEDROOM 2 BATHROOM GROUND FLOOR APARTMENT
- GATED DEVELOPMENT WITH CONCIERGE
- ALLOCATED PARKING AND VISITORS PARKING
- MODERN FITTED KITCHEN AND BATHROOMS
- WALKING DISTANCE TO SHOPS, RESTAURANTS AND BUCKHURST HILL CENTRAL LINE STATION
- WELL PRESENTED COMMUNAL GARDENS WITH TENNIS COURTS
- DOUBLE GLAZED WITH UNDER FLOOR HEATING



Welcome to this splendid three-bedroom ground floor apartment located in the desirable Boleyn Court on Epping New Road, Buckhurst Hill. This modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a tranquil yet accessible living environment.

Upon entering, you will be greeted by a spacious living room and dining area, perfect for entertaining guests or enjoying family time. The apartment features underfloor heating throughout, ensuring a warm and inviting atmosphere during the cooler months. The double-glazed windows not only enhance energy efficiency but also provide a peaceful retreat from the hustle and bustle of everyday life.

The property boasts three well-proportioned bedrooms, including a master suite with an en-suite shower room, offering privacy and convenience. A family bathroom serves the additional bedrooms, ensuring ample facilities for all residents.

Set within a gated development, this apartment benefits from a concierge service, adding an extra layer of security and assistance. Residents can also enjoy the beautifully maintained communal gardens and tennis courts, perfect for leisure and relaxation.

For those who value convenience, the property includes allocated parking as well as visitors' parking. Additionally, it is within walking distance to a variety of shops, restaurants, and the Buckhurst Hill Central Line station, providing excellent transport links to London and beyond.

This apartment is a rare find, combining modern living with a prime location. Do not miss the opportunity to make this delightful property your new home.



3 2 1

Entrance Hallway
27'9" x 5'11" (widest) (8.460 x 1.813 (widest))

Living/Dining Room
29'6" x 18'11" (widest) (9.009 x 5.783 (widest))

Kitchen
13'0" x 8'3" (3.978 x 2.528)

Bedroom One
15'1" x 9'5" (4.611 x 2.879)

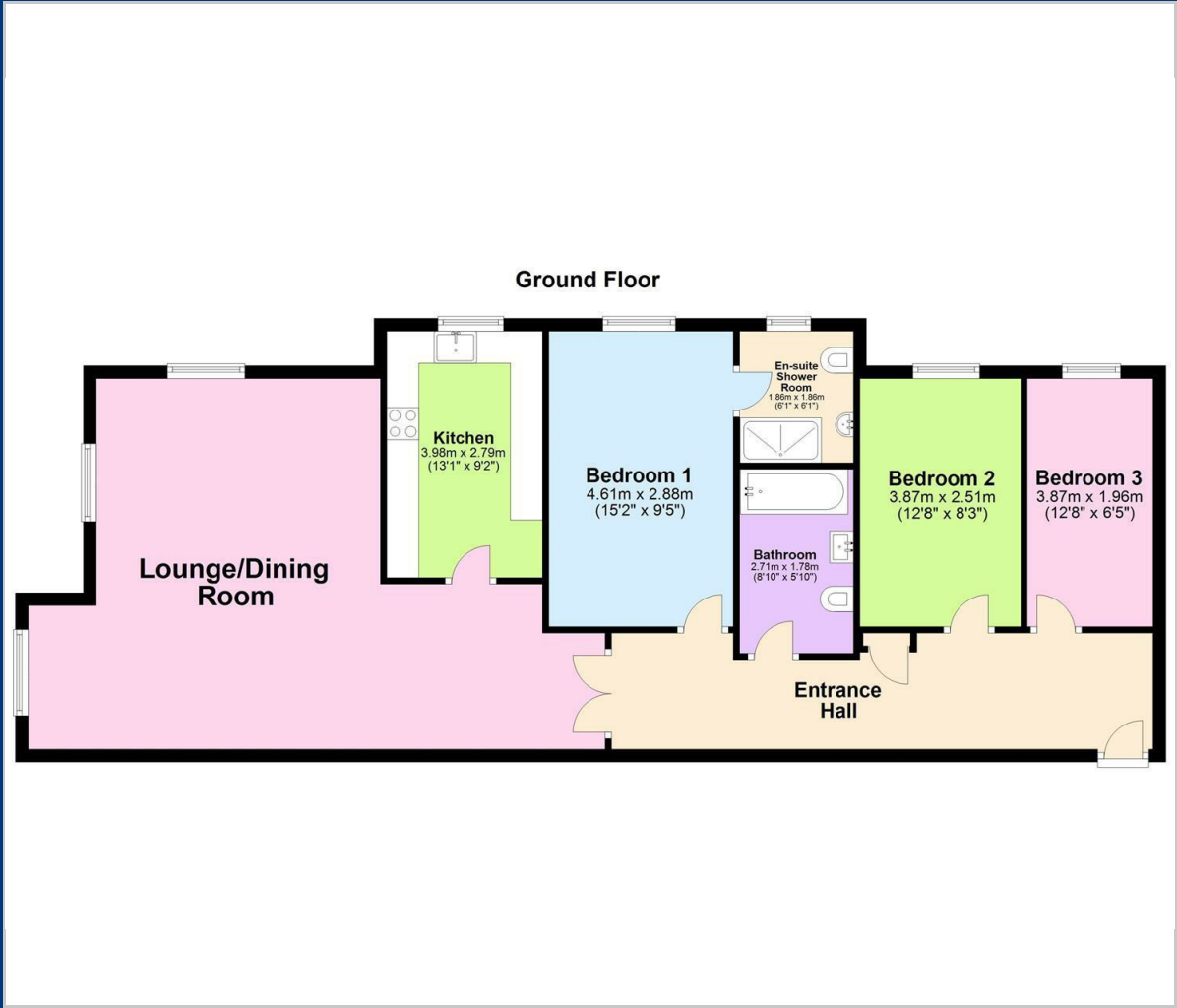
Bedroom One en-suite
6'1" x 6'10" (1.856 x 2.096)

Bedroom Two
12'8" x 8'2" (3.872 x 2.513)

Family Bathroom
8'10" x 5'9" (2.708 x 1.778)

Bedroom Three
12'8" x 6'5" (3.872 x 1.964)

Floor Plan



Viewing

Please contact our Buckhurst Hill Office on +4420 8559 2211 if you wish to arrange a viewing appointment for this property or require further information.

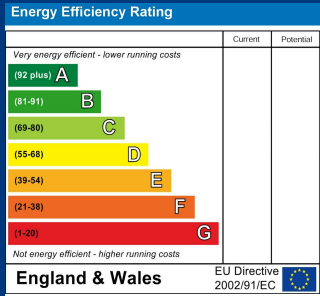
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Area Map



Energy Efficiency Graph



Local Authority: Epping Forest District Council
Council Tax Band: E
Service Charge:
Ground Rent: