



Buckingham Road, Epping, CM16

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**This exquisite top floor two bedroom, two bathroom apartment, occupying a wonderful position in this popular development and located within a short walk of Epping town centre, Epping Forest and the tube station.**



- Two Double Bedroom Flat
- Separate Kitchen
- Great Location
- Allocated Parking
- Spacious Living Room
- Two Bathrooms
- Good Transport Links

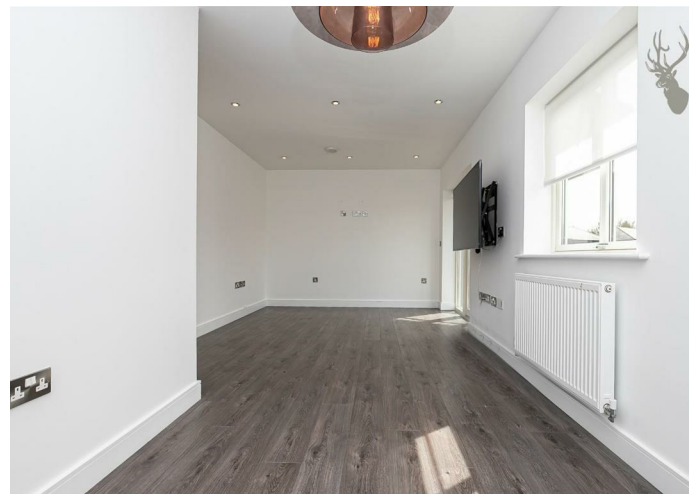
Accommodation is vast, making it one of the largest of the two bedroom apartments within the development.

From the wide and welcoming entrance hall you will initially find access to a double door storage cupboard, with the hallway then taking you onto a large living/ dining room which also has the benefit of french doors opening to a private balcony with enough space for a table and chairs to enjoy those summer evenings. Located off the hallway is then a separate fully fitted kitchen finished to very exacting standards with integrated appliances running throughout. There are two well proportioned bedrooms with the main having the luxury of its own en-suite bathroom along with fitted wardrobes and then there is a family bathroom.

Externally, the property has a charming and secluded communal rear garden, allocated covered parking along with a large private storage cupboard perfect for cyclists.

Buckingham Road is in a prime location within the historic market town of Epping. Its ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.

Council Tax Band E



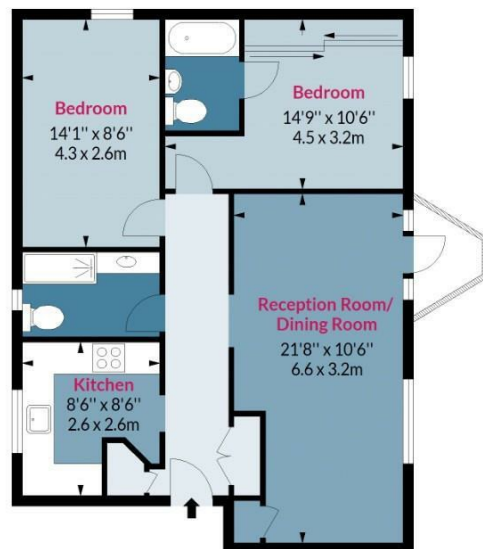




## Buckingham Road,

Approx. Gross Internal Area 729 Sq Ft - 67.72 Sq M

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### Second Floor

Floor Area 729 Sq Ft - 67.72 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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