



## Hornbeam Road, Buckhurst Hill, IG9 6LA

Asking Price £220,000

- One Bedroom Apartment
- Kitchen/Diner
- Close to Roding Valley Central Lane Station
- Great First Time Buyer Opportunity
- Service Charge - £894 p.a. / No Ground Rent
- Large Living Room
- Situated On The Second Floor
- Non Standard Construction
- Lease Length - 959yrs remaining

# Hornbeam Road, Buckhurst Hill, IG9 6LA

Caplen Estates are pleased to offer to the market this fantastic apartment in The Willows Development situated in Buckhurst Hill, Essex. The apartment is within close walking distance to Roding Valley Central Line Station and local amenities.

This second floor apartment offers a spacious entrance, living room with floor to ceiling windows, kitchen/diner with space to appliances, good sized bedroom and a separate bathroom and toilet. The apartment comes with a storage unit situated outside. This is non standard construction.

Lease Length - 959yrs remaining - Service Charge - £894 p.a. / No Ground Rent

Please call our sales team to arrange a viewing 0203 937 7733.



Council Tax Band: B



Bedroom  
9'0" x 13'2"

Living Area  
10'11" x 16'4"

Kitchen/Breakfast Room  
10'11" x 8'6"

Bathroom  
5'4" x 5'7"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating

E

Council Tax Band

B

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

## Second Floor

Approx. 47.0 sq. metres (505.5 sq. feet)

