



## Buckhurst Way, Buckhurst Hill, IG9 6HD

Asking Price £350,000

- Guide Price £350,000 - £375,000
- Secure Gated Parking - One Allocated Space
- Short Walk to Roding Valley Station - 35 Minutes into London
- CHAIN FREE
- Two Bedroom and Two Bathroom Apartment
- Lease Remaining - 120yrs / Service Charge - £1,040 pa / Ground Rent - £250 pa
- Close to Local Amenities and parks
- Searches Available

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Caplen Estates have the pleasure in presenting to the market this two bedroom first floor apartment located in Buckhurst Hill, Essex. The apartment is within a short walk to local amenities and Roding Valley Central Line Station.

This first floor apartment is set over 614 sqft and offers prospective buyers a recently renovated apartment which comes chain free. The apartment offers an open plan kitchen/living space which is fully integrated with hob, oven, fridge/freezer, dishwasher and washing machine. There are two double bedrooms one with an ensuite shower room and a fully tiled family bathroom.

The property has searches available and is ready to progress to a buyer quickly.

Lease expiry - July 2144 (120yrs remaining)

Service Charge - £1040 PA

There is one allocated parking space and a long lease remaining. Please contact our sales team to book a viewing 0203 937 7733.



Council Tax Band: D



Kitchen/Living/Dining Area

4.22 x 4.93 (4.21 x 4.92) (13'10" x 16'2")

Bedroom 1

5.64 x 3.23 (5.63 x 3.22) (18'6" x 10'7")

Bedroom 2

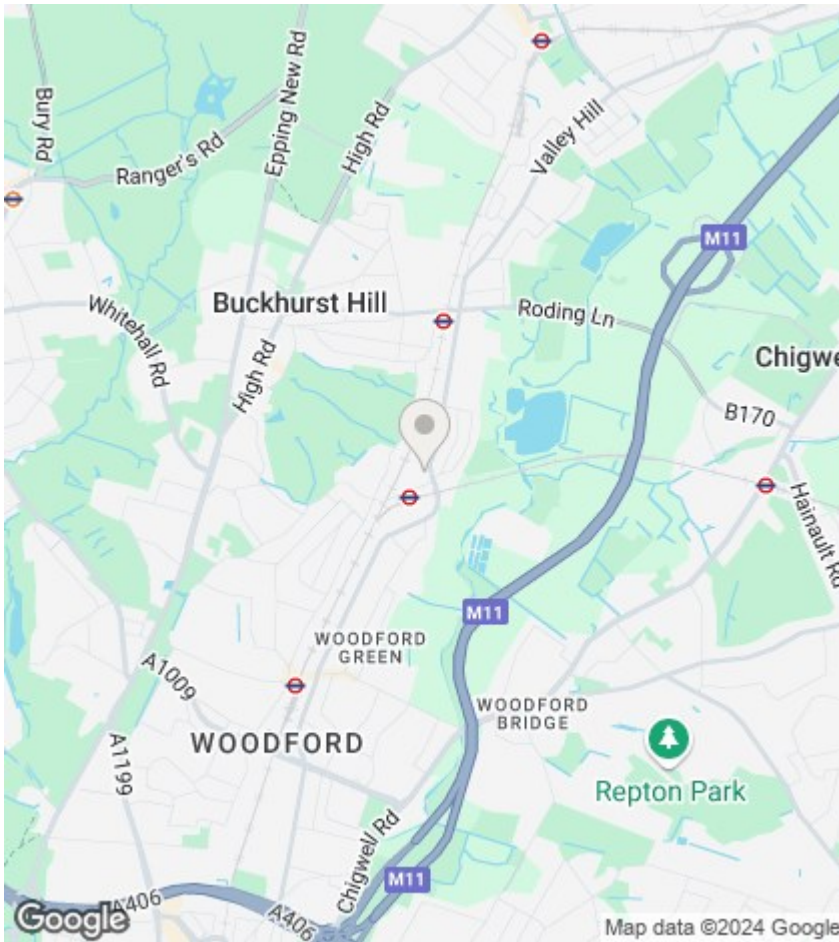
4.22 x 3.00 (4.21 x 2.99) (13'10" x 9'10")

Bathroom

1.70 x 2.41 (5'7" x 7'11")

Ensuite Shower Room

1.93 x 1.50 (6'4" x 4'11")



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>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

C

### Council Tax Band

D

### Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 55.9 sq. metres (601.7 sq. feet)

