



## Connaught Court, Buckhurst Hill, IG9 5RH

Guide Price £300,000

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- Gated - Parking
- Large Apartment
- Close to Transport Links
- One Bedroom Apartment
- Open Plan Living
- Close to Local Amenities
- Lease 88 years remaining / Current service charges are £1412.22

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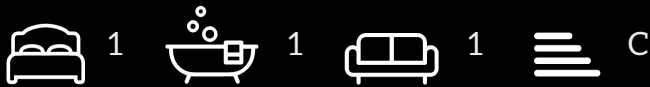
Caplen Estates are pleased to offer to the market this large one bedroom apartment situated in a gated development in Buckhurst Hill, Essex. With one bedroom and one bathroom, this property is ideal for individuals or couples looking for a comfortable living space. There is a large open plan kitchen/living area with wooden floor. The bedroom has fitted wardrobes and a good sized fully tiled bathroom.

Located in a sought-after area, this flat offers convenience and style. The property features parking for one vehicle. Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this flat has something for everyone.

The property is situated on the top floor and offered gated, allocated parking.

There are 88 years remaining on the lease and current service charges are £1412.22

Please call our office today to arrange a viewing.



Council Tax Band: C




Kitchen Dining Area  
8'0" x 12'4"

Lounge Area  
14'5" x 15'5"

Bedroom  
13'6" x 12'6"

Bathroom  
5'0" x 13'0"



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>	75	79
(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

C

### Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 56.7 sq. metres (610.1 sq. feet)

