



40-44 Roding Lane, Buckhurst Hill, IG9 6GQ

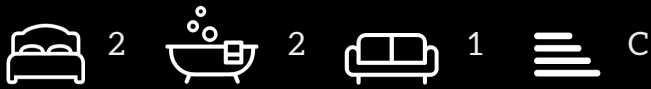
Asking Price £435,000

- Two Bedroom Ground Floor Apartment
- Open Plan Living With Modern Kitchen
- Gated Allocated Parking Space
- Close to Buckhurst Hill Central Line Station
- Long Lease 168 years
- En Suite Shower Room and Main Bathroom
- Nearby Queens Road Shops & Roding Nature Reserve
- Service Charge £2160 / Ground Rent NA

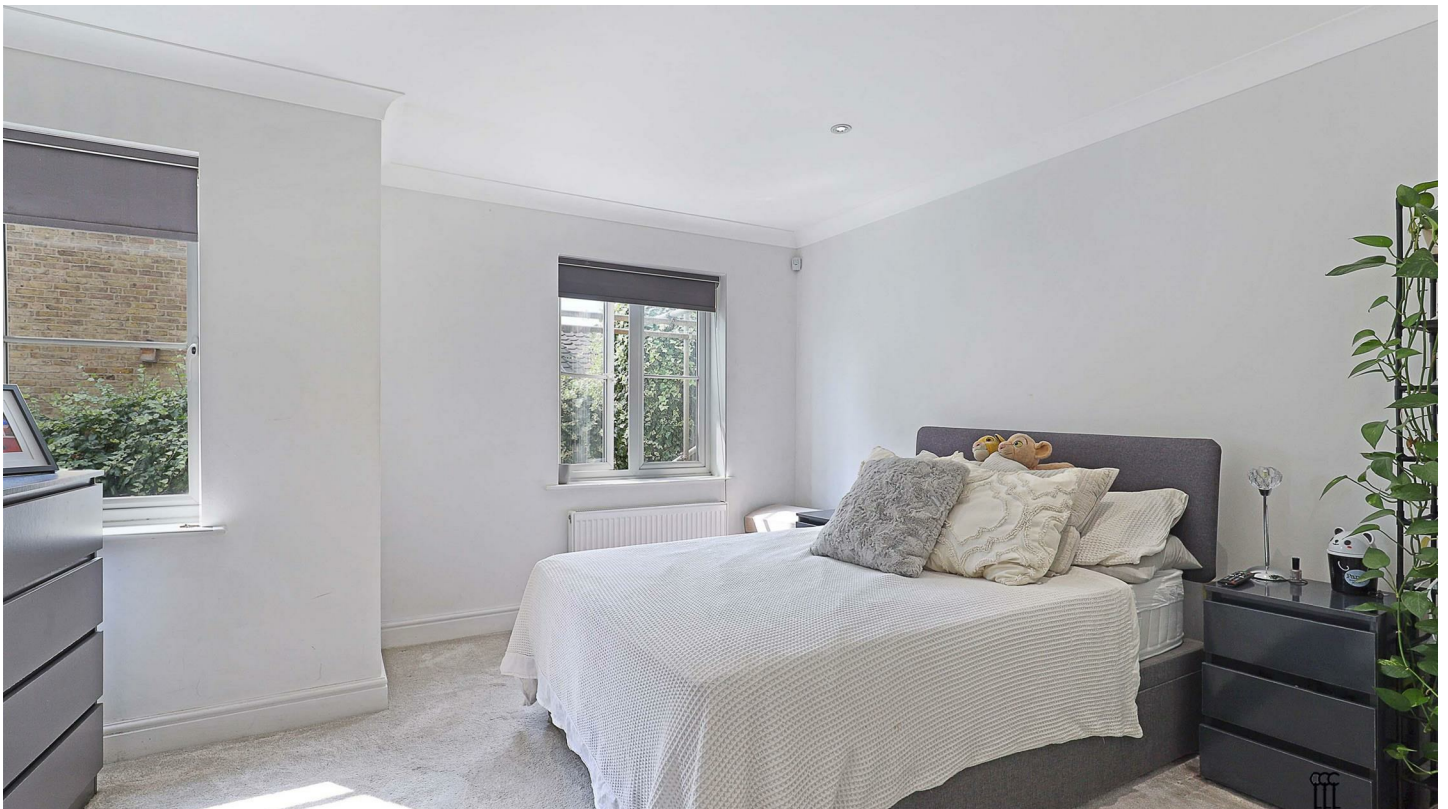
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Caplen Estates have the pleasure in offering to the market this well presented two bedroom apartment, located in Buckhurst Hill. Within a few minutes walk the Buckhurst Hill Central Line Station and Queens Rd with many shops, restaurants and boutiques. The property offers a long lease of 168 years and makes for a perfect investment or home. Service Charge £2160 / Ground Rent NA

Situated on the ground floor the property offers two double bedrooms, master with ensuite shower room, plus a family bathroom. The Living space is open plan to the kitchen which offers integrated appliances, fridge/freezer, oven, hob, dishwasher and washing machine. The living area has a Juliette balcony overlooking the communal gardens. The property comes with gated parking facilities and one allocated space. Please call today to book a viewing 0203 937 7733.



Council Tax Band: E



Lounge/Dining Area
15'5" x 12'7"

Kitchen
9'2" x 8'5"

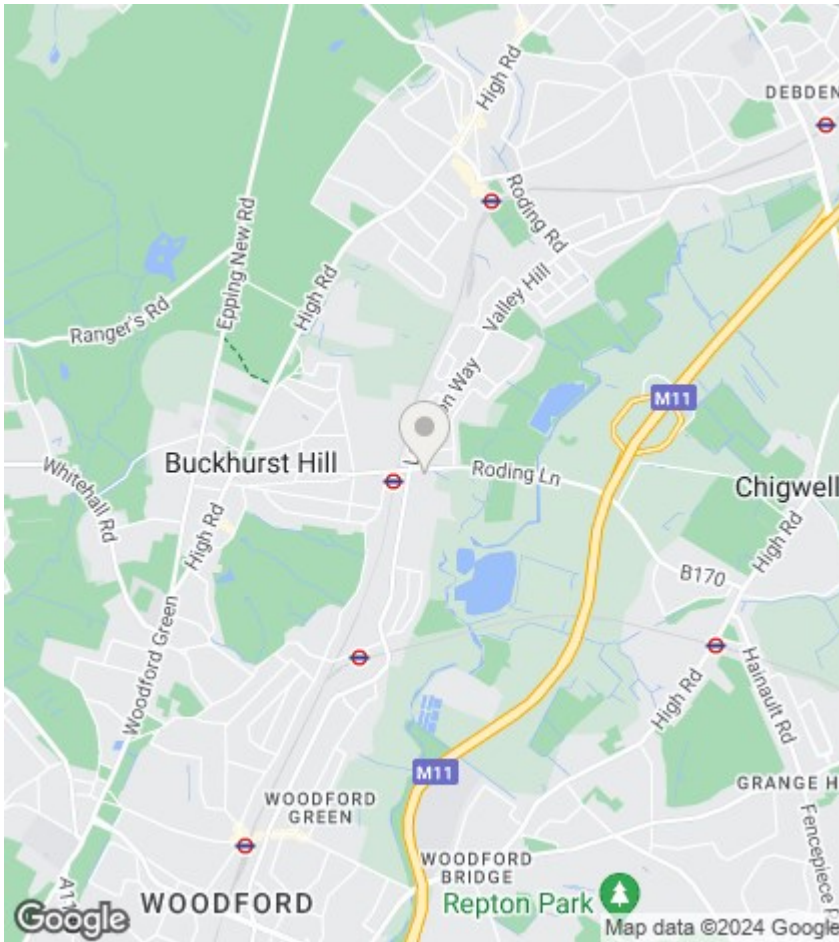
Hallway

Bedroom One
19'5" x 9'11"

Ensuite Shower Room
6'3" x 5'5"

Bedroom Two
12'7" x 12'6"

Main Bathroom
6'9" x 6'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating

C

Council Tax Band

E

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor
Approx. 67.7 sq. metres (728.2 sq. feet)

