



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

Guide Price £425,000-£435,000

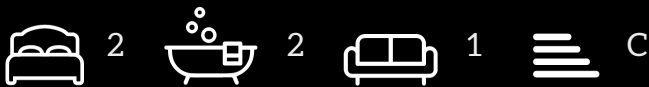
- Guide Price £425,000 - £435,000
- Long Lease 168 years
- En Suite Shower Room and Main Bathroom
- Nearby Queens Road Shops & Roding Nature Reserve
- Service Charge £2160 / Ground Rent NA
- Two Bedroom Ground Floor Apartment
- Open Plan Living With Modern Kitchen
- Gated Allocated Parking Space
- Close to Buckhurst Hill Central Line Station

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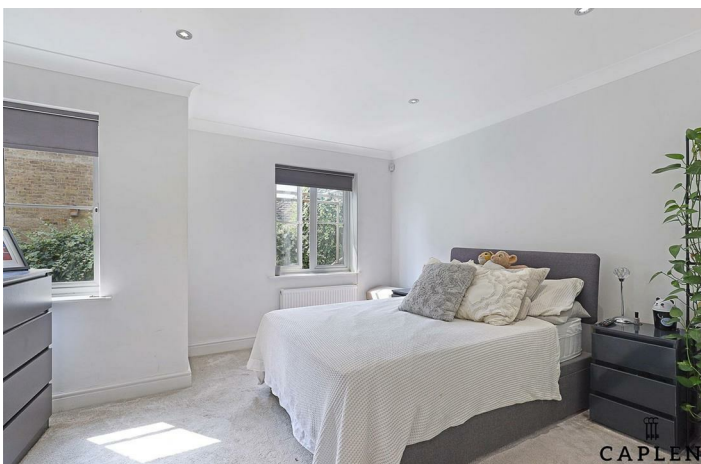
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Caplen Estates have the pleasure in offering to the market this well presented two bedroom apartment, located in Buckhurst Hill. Within a few minutes walk the Buckhurst Hill Central Line Station and Queens Rd with many shops, restaurants and boutiques. 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  
4.70m x 3.84m (15'5" x 12'7")

Kitchen  
2.79m x 2.57m (9'2" x 8'5")

Hallway

Bedroom One  
5.92m x 3.02m (19'5" x 9'11")

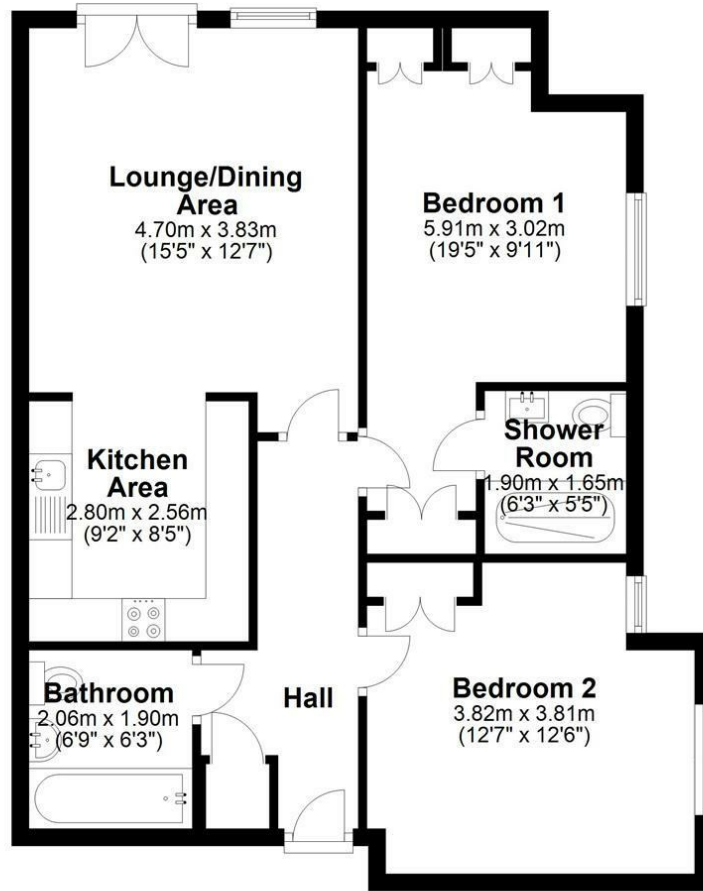
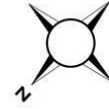
Ensuite Shower Room  
1.91m x 1.65m (6'3" x 5'5")

Bedroom Two  
3.84m x 3.81m (12'7" x 12'6")

Main Bathroom  
2.06m x 1.91m (6'9" x 6'3")

## Ground Floor

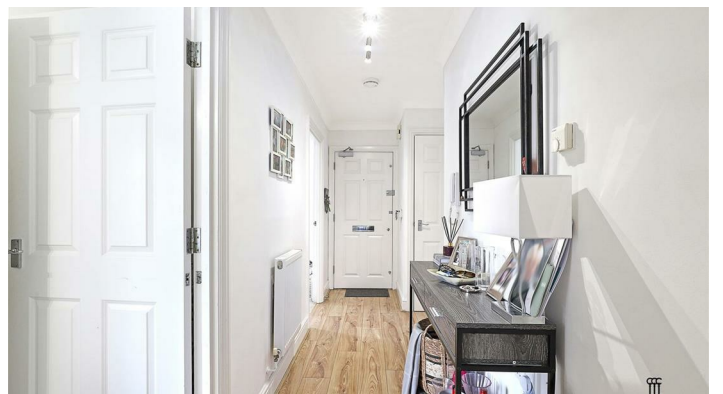
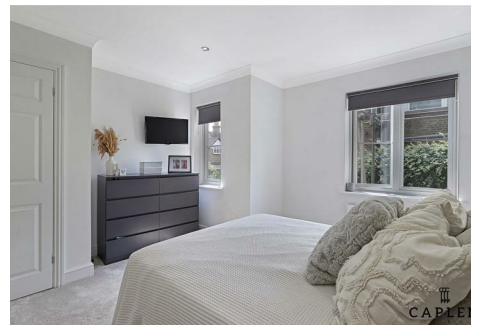
Approx. 67.7 sq. metres (728.2 sq. feet)

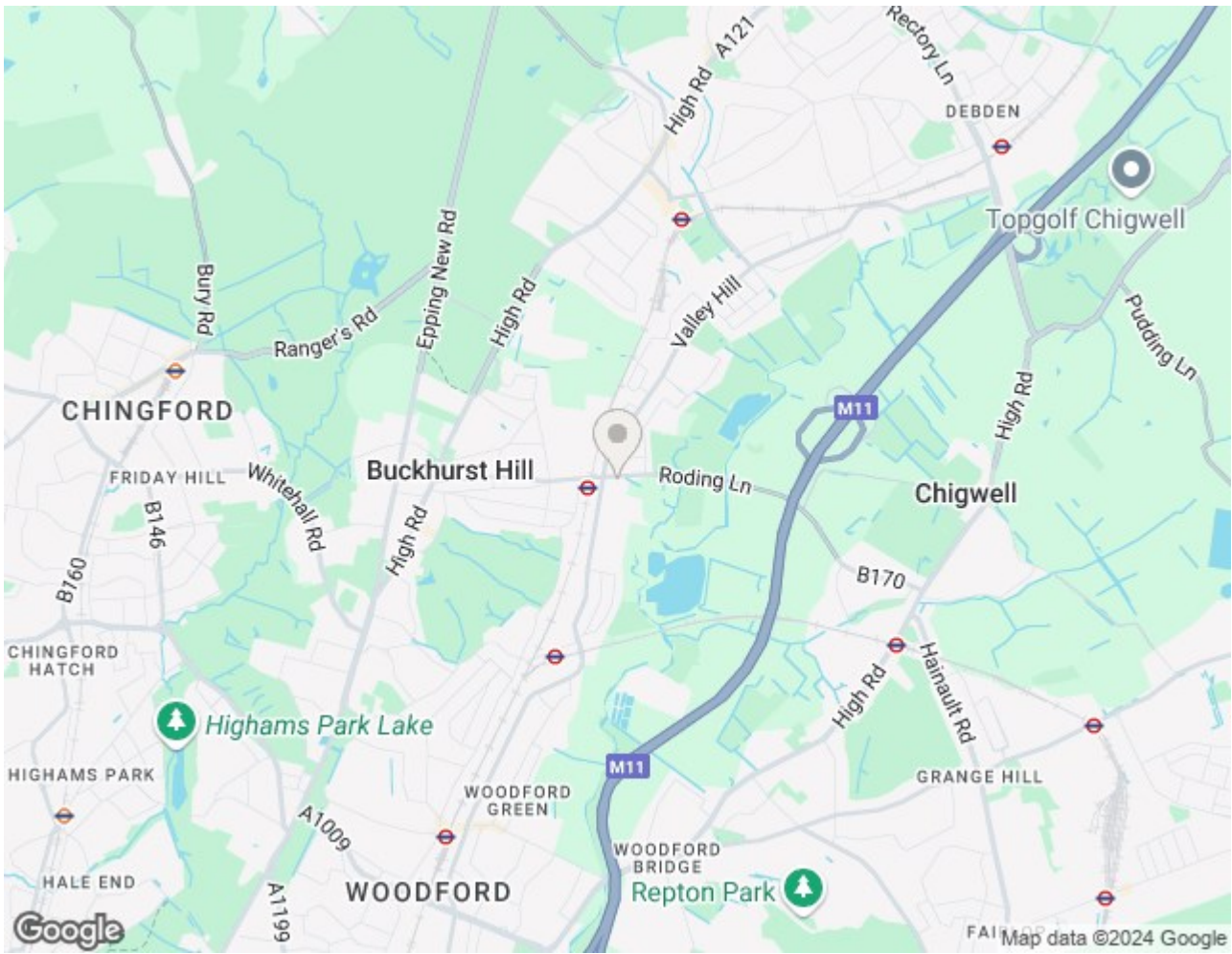


Total area: approx. 67.7 sq. metres (728.2 sq. feet)

**CAPLEN**  
estates







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>	<b>77</b>	<b>77</b>
(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

E

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.