



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

Guide Price £400,000 - £425,000

- GUIDE PRICE £400,000 - £425,000
- Two Bedroom Apartment
- Secure Allocated Parking
- Lease Remaining - 169yrs / Ground Rent - £0 - peppercorn / Service Charge - £180pm
- Two Bathrooms
- Fitted Kitchen With Appliances
- Located within Walking Distance of Central Line station and Local Amenities
- CHAIN FREE

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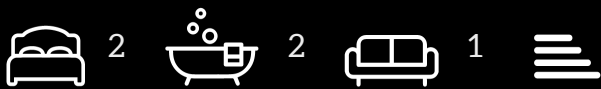
GUIDE PRICE £400,000 - £425,000

Caplen Estates is pleased to present this well presented two bedroom apartment, located in Buckhurst Hill. The apartment is within a few minutes walk the Buckhurst Hill Central Line Station and Queens Road shops, restaurants and boutiques. The property is an ideal home or buy-to-let investment.

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.

Lease Remaining - 169yrs / Ground Rent - £0 - peppercorn / Service Charge - £180pm

Please call today to book a viewing.



Council Tax Band: E



Lounge/Dining Room
4.80 x 3.84 (15'9" x 12'7")

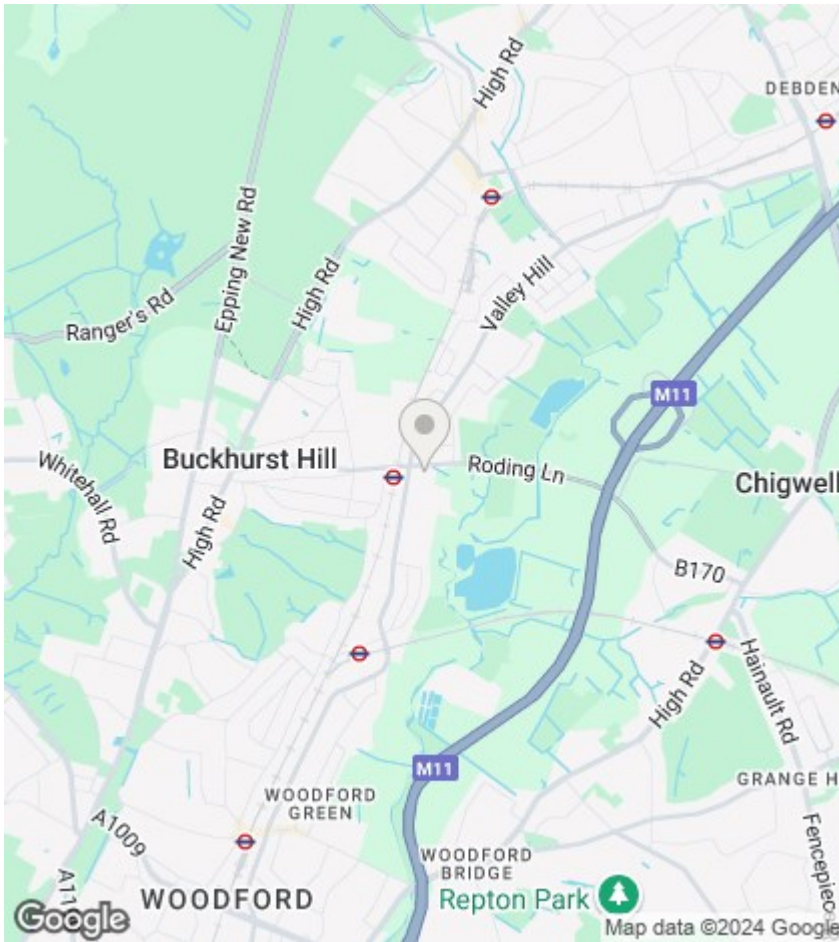
Kitchen
2.79 x 2.51 (9'2" x 8'3")

Bedroom 1
5.72 x 3.02 (18'9" x 9'11")

En Suite Shower Room
1.88 x 1.60 (6'2" x 5'3")

Bedroom 2
3.81 x 3.20 (12'6" x 10'6")

Bathroom
2.06 x 2.01 (6'9" x 6'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Council Tax Band

E

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 65.5 sq. metres (705.0 sq. feet)

