



Princes Road, Buckhurst Hill, IG9 5DT

£1,995 PCM

- Available December
- Two Double Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Under 10min Walk to Buckhurst Hill Station (Central Line, Zone 5)
- Holding Deposit £484.62 - Security Deposit £2,423.08
- Spacious Private Garden With Large Decking, Lawn & Shrubs
- Ample Storage
- Off Street Parking
- Close to Local Amenities

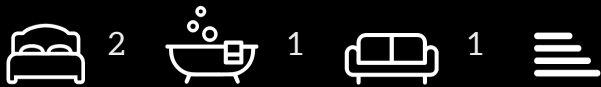
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Caplen Estates are pleased to welcome to the market this immaculate two bedroom ground floor apartment situated in Buckhurst Hill. The property is ideally located within close proximity to Queen Road, which offers a variety of local shops, restaurants, cafes, Buckhurst Hill Central Line Station and direct access to Knighton Woods.

To access the property there is a secure entry system including gated parking. On entry into the property there is a spacious open planned kitchen/dining/living room with double doors leading onto the private garden area to enjoy some alfresco dining. The master bedroom offers built-in wardrobes, with a further double bedroom also with built-in storage space. The family bathroom is fully tiled and has built in storage. Additional benefits to the property are integrated appliances in the kitchen, large storage cupboard in the hallway, and allocated parking.

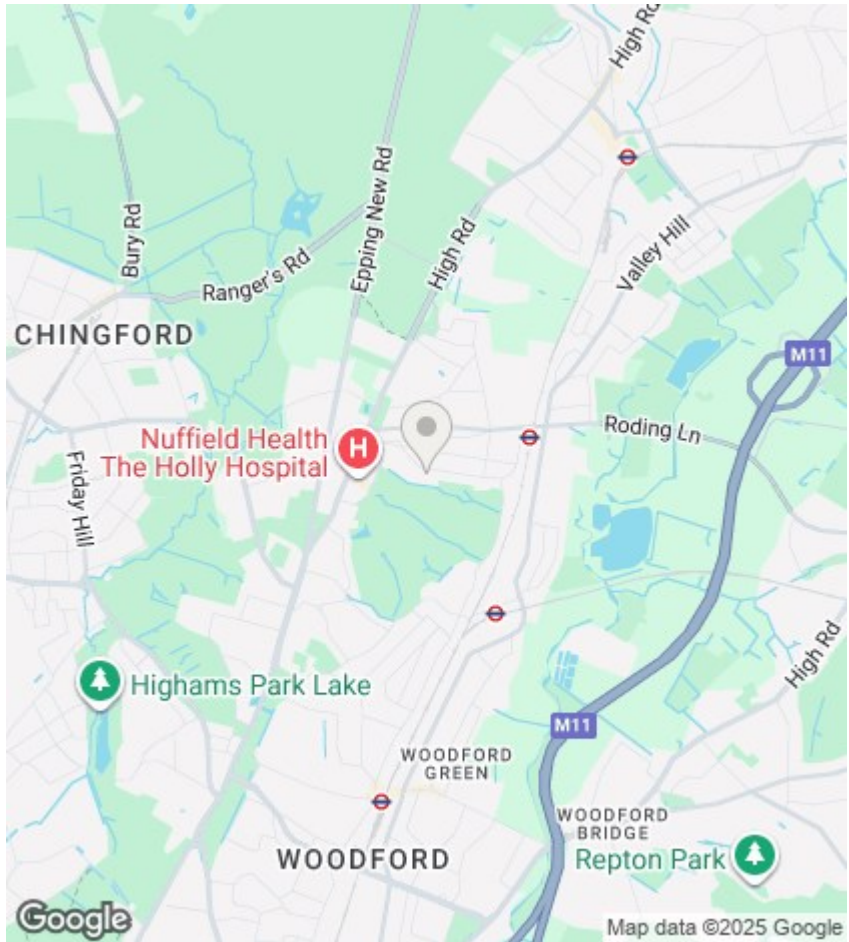
This property is available Mid December and will be extremely popular so please call our lettings team on 0203 937 7733 to avoid any disappointment.

Holding Deposit £484.62 - Security Deposit £2423.08



Council Tax Band: C





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

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C

Viewings

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



Ground Floor

Approx. 71.6 sq. metres (770.8 sq. feet)

