



## Ardmore Lane, Buckhurst Hill, IG9 5RY

£375,000

- Two Bedroom First Floor Apartment
- Main Bedroom With Fitted Wardrobes
- Garage & Off Street Parking
- Nearby Transport Links
- Spacious Open Plan Lounge/Diner
- Fully Tiled Family Bathroom
- Close To Local Amenities, Epping Forest & St Johns Catchment
- Lease 973 years remaining / Service Charge £2688.00pa / Ground Rent £15.00pa

# Ardmore Lane, Buckhurst Hill, IG9 5RY

Nestled in the charming Ardmore Lane of Buckhurst Hill, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. The property, built in 1980, boasts a spacious open plan living/dining room - ideal for entertaining guests or simply relaxing after a long day.

The bespoke fitted kitchen is compact with appliances and ample storage. The fully tiled modern bathroom adds a touch of luxury, while the garage provides convenient parking for one vehicle. With 965 sq ft of living space, this first-floor apartment is perfect for those seeking a cosy yet stylish abode.

Situated in the heart of Buckhurst Hill, this property is just a stone's throw away from the picturesque Epping Forest, offering a tranquil escape from the hustle and bustle of city life. Additionally, the apartment is conveniently located near local amenities, ensuring that everything you need is within easy reach.

Don't miss out on the opportunity to make this charming apartment your new home sweet home in the heart of Buckhurst Hill.

Lease 973 years remaining / Service Charge £2688.00pa / Ground Rent £15.00pa



Council Tax Band: D



Lounge/Dining Room  
5.87m x 4.88m (19'3" x 16'23")

Kitchen  
3.18 x 2.88 (10'5" x 9'5")

Bedroom One  
4.65m x 3.33m (15'3" x 10'11")

Bedroom Two  
3.89 x 2.42 (12'9" x 7'11")

Bathroom  
2.92m x 1.75m (9'7" x 5'9")

Garage  
5.04 x 2.52 (16'6" x 8'3")



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>	76	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

D

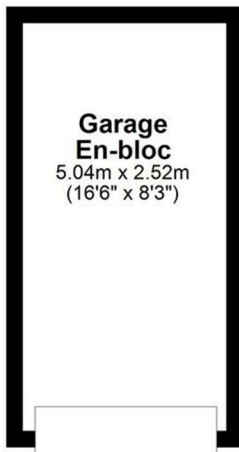
Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

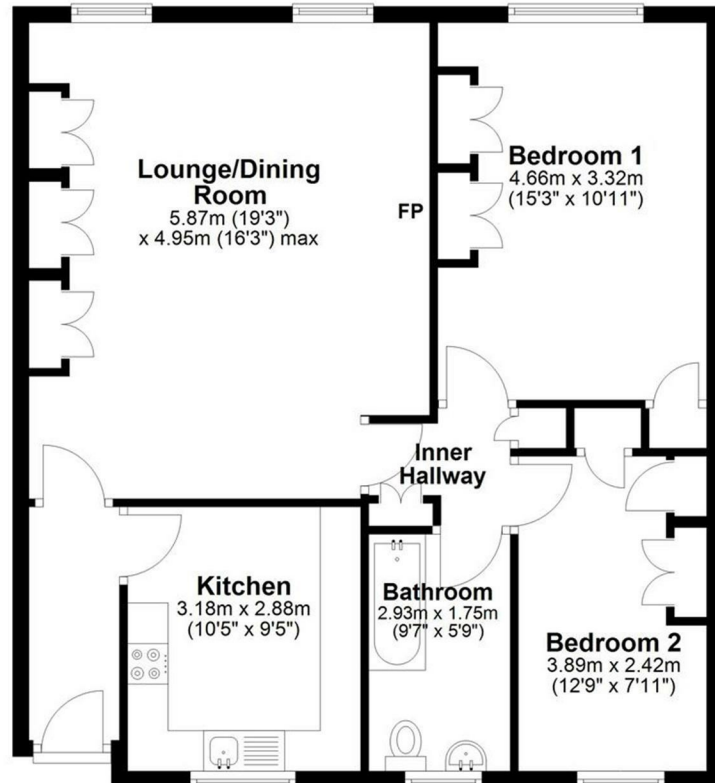
### Ground Floor

Plus garages, approx. 12.7 sq. metres (136.4 sq. feet)



### First Floor

Approx. 76.9 sq. metres (828.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.6 sq. feet)

**CAPLEN**