

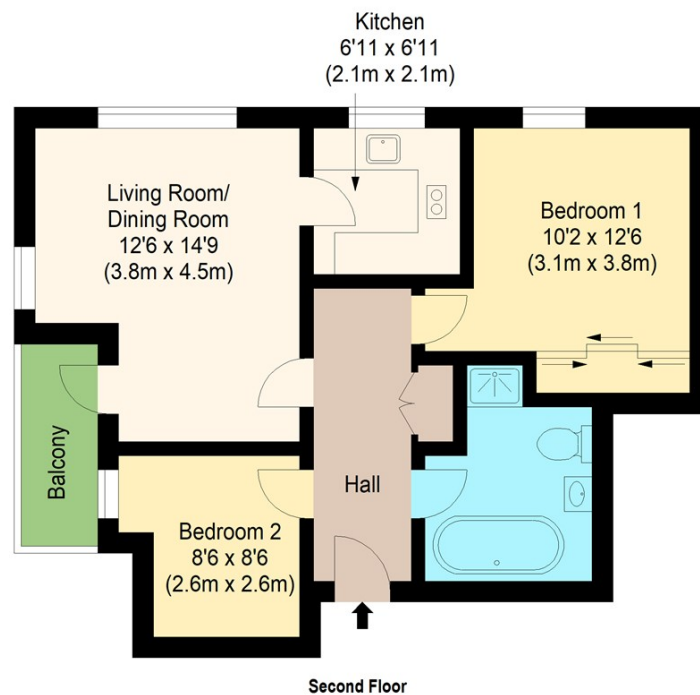
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose
Cedar Close, IG9

Approximate Gross Internal Floor Area : 54.21 sq m / 584 sq ft
Balcony : 3.19 sq m / 34 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 6/11/2023



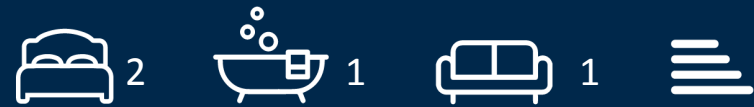
65 Cedar Close, Buckhurst Hill, IG9 6EJ

Offers In Excess Of £340,000

- 2 bedroom apartment
- Balcony
- Popular development
- Modern kitchen
- Luxury bathroom
- Parking
- Close to station
- Short walk to Queens Road
- Excellent condition
- Dual aspect lounge

65 Cedar Close, Buckhurst Hill IG9 6EJ

This 2 bedroom modern apartment is in excellent condition and located in a popular development close to Queens Road, Buckhurst Hill Central Line station and open green spaces. Offers allocated parking and balcony.



Council Tax Band: D



Located in the heart of Buckhurst Hill is this attractive 2 bedroom apartment close to Queens Road where you will find local boutique shops, trendy cafés, and a central line station.

This beautiful presented modern apartment has been finished to a good standard throughout and is very bright and airy.

Cedar Court is accessed via secure entry phone system with the property benefiting from having communal areas and parking. This unique apartment has many features and has a lovely warm feel. Properties for sale in this development are rare to the market.

The property itself offers spacious accommodation throughout with its entrance hallway, modern fitted kitchen, lounge benefiting from a beautiful dual aspect with balcony. There is also 2 bedrooms and luxury bathroom with shower and bath.

The property's location provides easy access to shops, cafés and restaurants. Buckhurst Hill Central Line Stations is close by, which is perfect for those that need or want access to London and Westfield Stratford City. There are many open green spaces nearby, such as Knighton Wood – a popular location to enjoy a scenic walk, run or bike ride. If schools are important to you, this area offers an excellent selection of both private and state schools, making this home ideal for families.

Leasehold: 88 Years (Approx)
SC: 1600 pa (Approx)
GR: 300 pa (Approx)
Council Tax Band: D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not

imply that they are necessarily in working order or fit for the purpose.