

Daniel
Frank





Flat 2 Icen Court Epping New Road Buckhurst Hill, IG9 5TJ

A beautifully presented two bedroom ground floor apartment with two private terraces.

The layout includes a welcoming entrance hall, a generously sized and bright living area that combines the living room, dining space, and a modern fitted kitchen equipped with integrated appliances, leading out to a terrace.

Appliances include Bosch dishwasher, oven, combination oven, gas hob and a Beko washing machine.

Additionally, there are multiple storage closets and two double bedrooms both benefitting from en-suite bathrooms. Notably, the master bedroom has access to a separate terrace through French doors.

Externally, the property boasts two terraces and well-maintained communal gardens. It also includes the convenience of two parking spaces within a gated car park.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

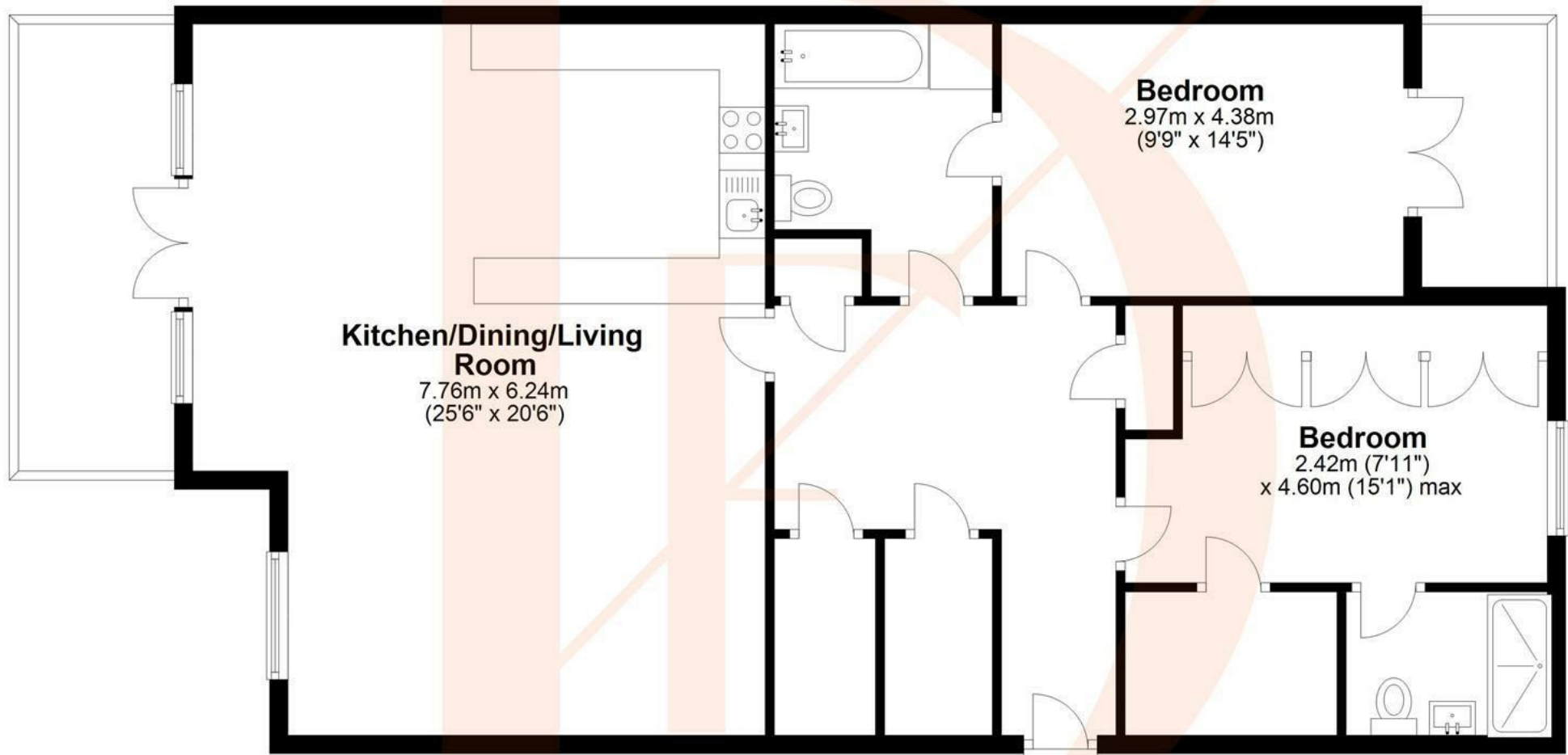


Your Next Chapter



Ground Floor

Approx. 106.8 sq. metres (1149.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

