

Daniel
Frank





Flat 31, Cleves Lodge, Boleyn
Court Epping New Road
Buckhurst Hill, IG9 5UF

Located in the prestigious Boleyn Court
development, this stunning ground-floor one-
bedroom apartment is offered to the market chain-
free.

Recently refurbished, the apartment features a
welcoming entrance hall, a spacious living/dining
area, a separate modern fitted kitchen, a generously
sized bedroom, and a contemporary bathroom,
making it a perfect turn-key home.

The apartment comes with its own allocated parking
space and additional visitor spaces. It is conveniently
located just 0.9 miles from Buckhurst Hill Central
Line Station.

Residents of Boleyn Court enjoy a gated entrance
with concierge service, beautifully maintained
communal grounds, a barbecue area, and tennis
courts.

Service charges: £1,868 per annum.
Ground rent: £100 per annum.
Lease remaining: 89 years.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

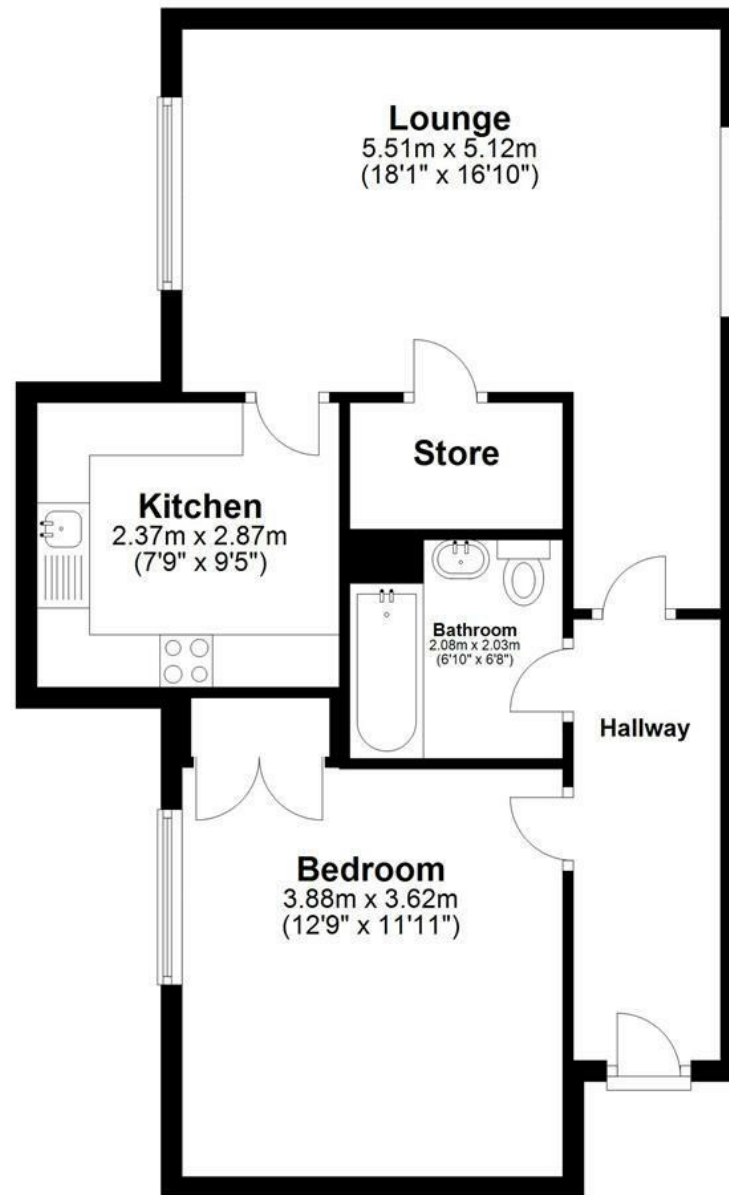


Your Next Chapter



Ground Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



Total area: approx. 58.0 sq. metres (623.9 sq. feet)

Boylen Court



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

