

Daniel
Frank





Flat 12 Lord's Bushes Court 700 High Road, Buckhurst Hill,

An impressive two-bedroom penthouse apartment presented in immaculate condition and located in an extremely convenient location.

The apartment comprises of a spacious open plan living/dining area with bi-folding doors leading onto a private, sun soaked balcony, with views towards Knighton Woods, a newly fitted modern kitchen with built in appliances, two generously sized bedrooms with fitted wardrobes and a contemporary bathroom.

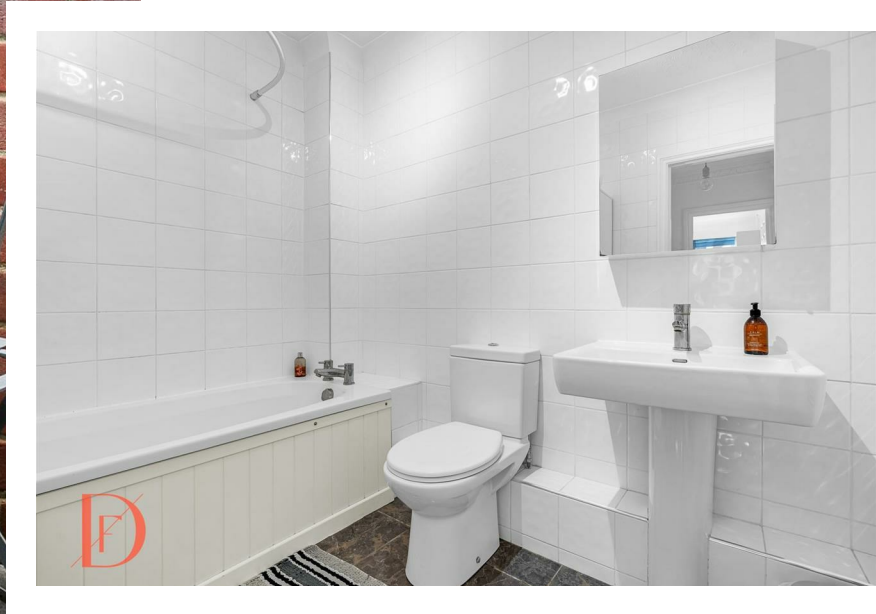
Lord Bushes Court has well maintained communal gardens which surround the building, and to the rear of the block there is a residents' parking area. This apartment has one allocated parking space and use of three visitor spaces. Positioned within walking distance to Waitrose, Queens Road and just 0.9 miles from Buckhurst Hill Central Line Station. Knighton Woods and Epping Forest are both close by.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

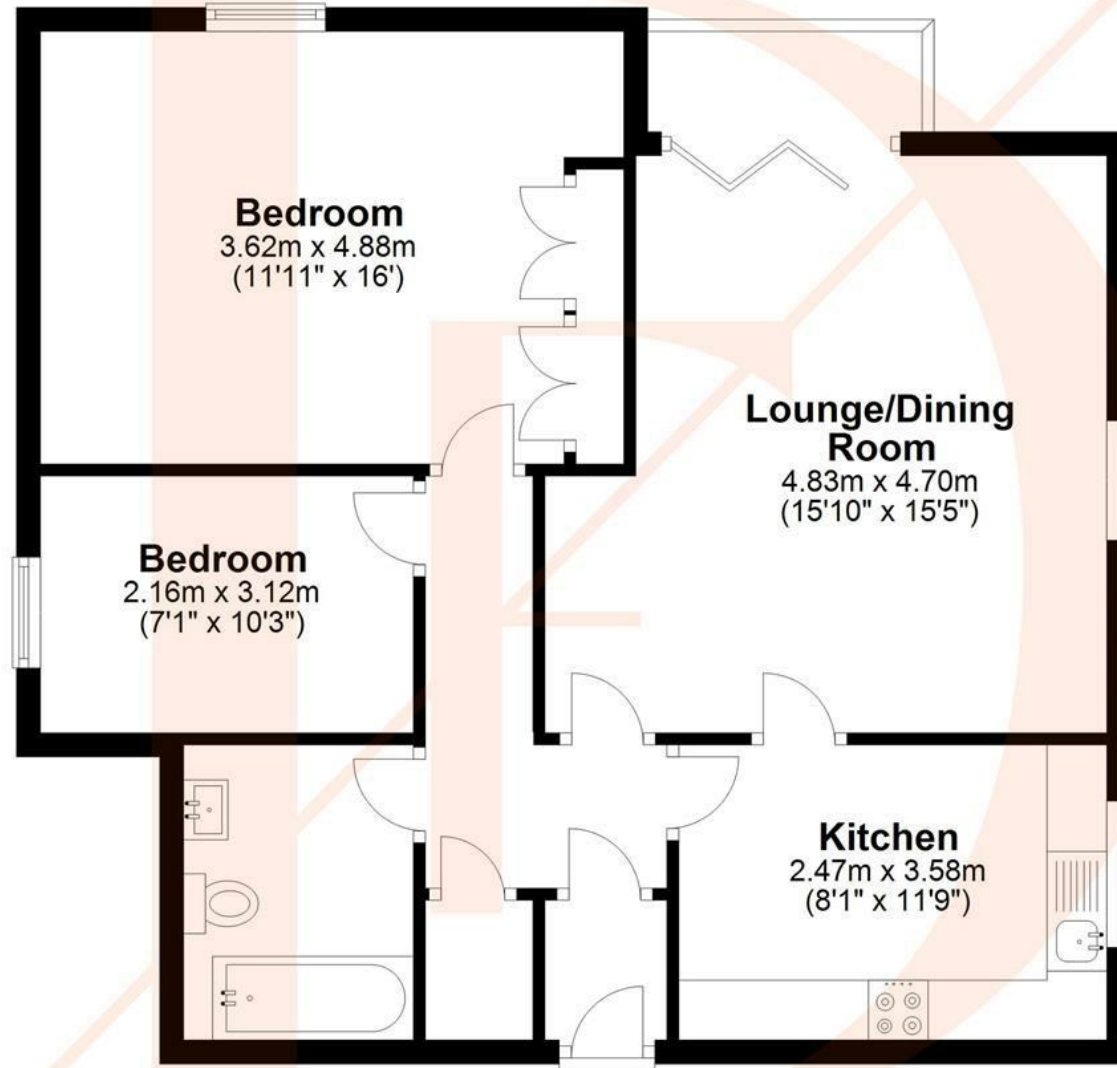


Your Next Chapter



Second Floor

Approx. 69.8 sq. metres (751.2 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 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		