



Epping New Road, Buckhurst Hill, IG9

BUTLER  STAG





**An immaculately presented two double-bedroom apartment in the highly sought-after Boleyn Court with stunning views over Epping Forest and two allocated parking spaces.**

### Leasehold

- Sought After Boleyn Court Development
- West Facing Apartment With West Facing Balconies Finished Plantation Shutters
- Two Allocated Parking Spaces
- Immaculate Condition Throughout
- Under Floor Heating
- Over 800 sq ft Of Living Accommodation
- Principal Bedroom With En-Suite & Balcony
- Fitted Kitchen With Smeg Appliances
- Private Gated Development
- UPVC Double Glazing Throughout



Located in the highly sought-after Boleyn Court development, this immaculate first-floor apartment offers over 800 square feet of living accommodation. Just 0.9 miles from the charming Queens Road, you'll find all essential amenities including Waitrose, cafes, boutiques, and independent shops. Commuters will appreciate the excellent transport links, with Buckhurst Hill Central Line Station, convenient bus routes, and easy access to the M25 and M11. The area is also known for its outstanding primary and secondary schools. For leisure, Epping Forest and Knighton Woods are only a short stroll away, offering a perfect escape into nature.



Inside, there is a great feeling of space with the master bedroom including a fully tiled en-suite, a UPVC sliding door to a west-facing balcony. The separate kitchen provides ample cupboard space and a worktop area complete with SMEG oven, SMEG hob, SMEG extractor, an integrated washing machine, and dishwasher. The spacious lounge overlooks Epping Forest complete with UPVC sliding door onto the balcony, perfect for those long summer evenings.

The finish of the property is exceptional with finer details including classic Oak Beige laminate flooring to the main bedroom, chrome finger plates to all doors, coved cornices to all rooms and Plantation Shutters in the lounge and bedroom.

Additional benefits also include an airing cupboard in the hallway, double glazing throughout, ceiling fans in the lounge and bedroom, and a fully tiled bathroom, kitchen & ensuite.

As well as the above, the owner of the flat also has the convenience of two allocated parking spaces, a telephone entry system, an on-site porter as well as facilities such as BBQ areas, tennis courts and lift access to all floors.







## Boleyn Court

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Approx. Gross Internal Area 75.6 sq. metres (814.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)