

BOLEYN COURT,  
EPPING NEW ROAD

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Three bedroom second floor apartment | No chain | Bathroom plus en suite shower room | Approximately 1,100 sq. ft. plus two balconies | Wonderfully spacious lounge / dining room | Separate fitted kitchen | Gated development with concierge | Extensive communal grounds with tennis courts | Excellent location for Queens Road | EPC rating D / Council Tax band E

**Guide Price**  
**£470,000**



A wonderfully spacious apartment set within the stunning grounds of Boleyn Court. This second floor apartment has three bedrooms, principal bathroom, en suite shower room and a generously proportioned lounge/dining room and separate kitchen. The flat has allocated parking, delightful gardens, tennis courts, concierge and is offered with no onward chain.

#### Location

Boleyn Court is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose and the Central Line just a short walk away, and the area is well served by highly regarded state and independent schools. There are excellent transport links to the City via the Central Line and for road users, the M25, M11 and routes into London are close by. The area is also well served for leisure pursuits with a good selection of tennis, cricket and golf clubs and Epping Forest on the doorstep. Loughton is also close by, with its traditional High Street and Leisure Centre, and there is a David Lloyd Leisure Club at Chigwell.

#### Interior

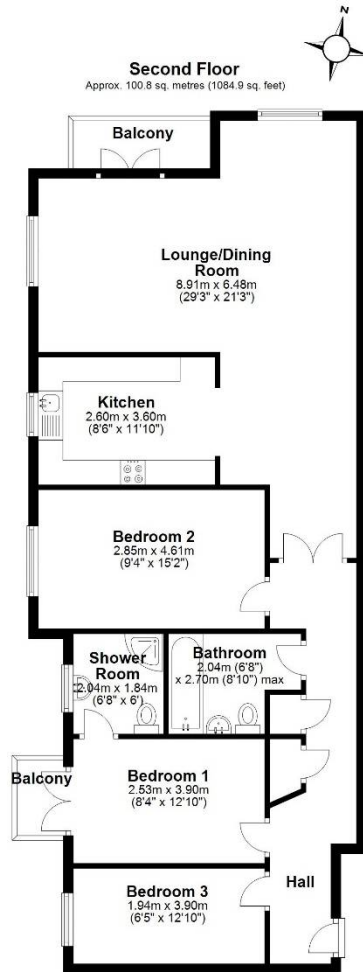
This second floor apartment offers approximately 1,100 sq. ft. of accommodation comprising of a spacious entrance hall which leads to a generously proportioned lounge / dining room with a neutral decor and French doors opening to a balcony with views towards Epping Forest. Off the lounge is a separate fitted kitchen with Shaker style units with contrasting worktops and ample space for appliances. There are three well appointed bedrooms, one of the bedrooms having an en suite shower room, and there is a principal bathroom with a white suite and complementary tiling.

#### Exterior

The extensive communal grounds are a real feature of Boleyn Court, with a barbecue area, tennis courts and extensive grounds which are beautifully maintained. This apartment has its own allocated parking space, along with visitor parking, and the gated development has the security of its own on site concierge service.

#### Agent's note

We are informed by the seller that the lease has approximately 90 years remaining, and the service charge is in the region of £2,500 per annum which includes all maintenance of the grounds and building, buildings insurance, water rates and portage.



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 22nd May, 2024