

ST JAMES GATE, PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Ground floor two bedroom retirement apartment | Spacious lounge with direct access to the communal gardens | Fitted kitchen with integrated appliances | Spacious bedrooms | Modern shower room | House manager on site | Communal lounge and laundry room | Residents' parking | Excellent location for shops at Queens Road, bus route and the Central Line | EPC C / Council Tax band D

**Guide Price**  
**£247,500**



Ideally situated in the heart of Buckhurst Hill is this superb two bedroom ground floor retirement apartment with direct access straight onto the delightfully maintained communal gardens. This apartment offers spacious accommodation and is well presented throughout.

This highly regarded retirement development offers independent living for the over 60's with many features including an on site house manager and lift facility. There is a stylish communal lounge with conservatory overlooking the gardens, laundry room; and a guest suite which can be used by family and friends. The well maintained grounds offer delightfully landscaped gardens and there is a car park with plenty of parking for residents.

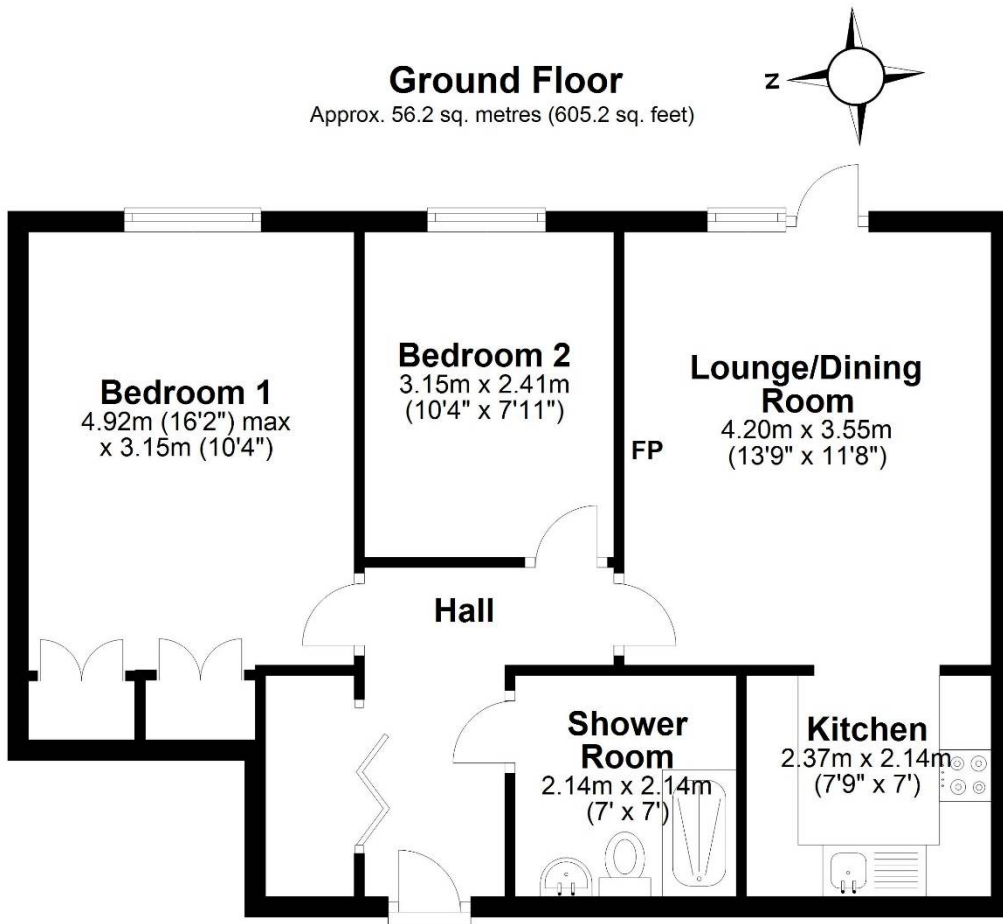
### **Location**

St. James Gate is a short stroll away from Queens Road with its boutique shops, cafes, restaurants, Waitrose Supermarket and Buckhurst Hill Central Line Station. The area is well served by transport links, for road users links into London are close by and there are good public transport services with bus routes and the Central Line. For leisure pursuits the Buckhurst Hill Tennis and Bowls Club and Epping Forest are also accessible.

### **Interior**

The accommodation commences with a good size furnishable hall with a large cloak cupboard. The lounge is a generous size with a feature fireplace and patio doors opening onto the communal gardens. The kitchen is fully fitted with wood fronted units and integrated appliances. The principal bedroom is particularly spacious with built in mirrored wardrobes and the second bedroom is a good size double. The shower room is fitted with a spacious shower cubicle, white suite with vanity unit and complementary tiling.

**Agents note** We are informed by the vendors that the flat is to be sold with a lease having approximately 90 years remaining and the present ground rent is £460 per annum. The service charge payable is in the region of £3,000 per annum and includes the building's insurance, maintenance, communal grounds and the cost of having an on-site house manager.



Total area: approx. 56.2 sq. metres (605.2 sq. feet)

## Ground Floor

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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 23rd January, 2024