

BOLEYN COURT,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Prestigious gated Boleyn Court | A superb one bedroom ground floor apartment | Offered chain free | Stunning landscaped communal grounds | Modern kitchen and bathroom | Spacious lounge / diner | Allocated parking space & visitor parking | Queens Road and the Central Line within easy reach | EPC rating E / Council tax band E

**Guide Price**  
**£350,000**



A superb ground floor one bedroom apartment situated in the prestigious gated Boleyn Court development. The property enjoys stunning landscaped communal grounds with tennis courts, allocated parking and is within easy reach of the Central Line.

The accommodation consists of a welcoming entrance hall, a spacious lounge / dining room, separate fitted kitchen, a good size bedroom and a modern white bathroom.

Boleyn Court is located within easy reach of Queens Road's boutique shops, cafes and the Central Line station. Buckhurst Hill is a desirable location for many reasons including excellent transport links to the City via the underground and for road users, the M25, M11 and routes into London are close by. The area is also well served with a good selection of sports clubs and being surrounded by Epping Forest there are plenty of leisure pursuits.

The apartment has its own allocated parking space along with visitor spaces. The extensive communal grounds are a real treat at Boleyn Court, with barbecue area, tennis courts and beautifully maintained gardens.

The vendor has informed us that the service charge is £1,904 per annum and the ground rent is £100 per annum. The lease is approximately 90 years.

#### Measurements

Entrance Hall: Lounge 16'5 x 17'9 > 12'8; Kitchen 8'7 x 7'5; Bedroom 12'7 x 11'8 plus wardrobes; Bathroom 6'7 x 6'3.