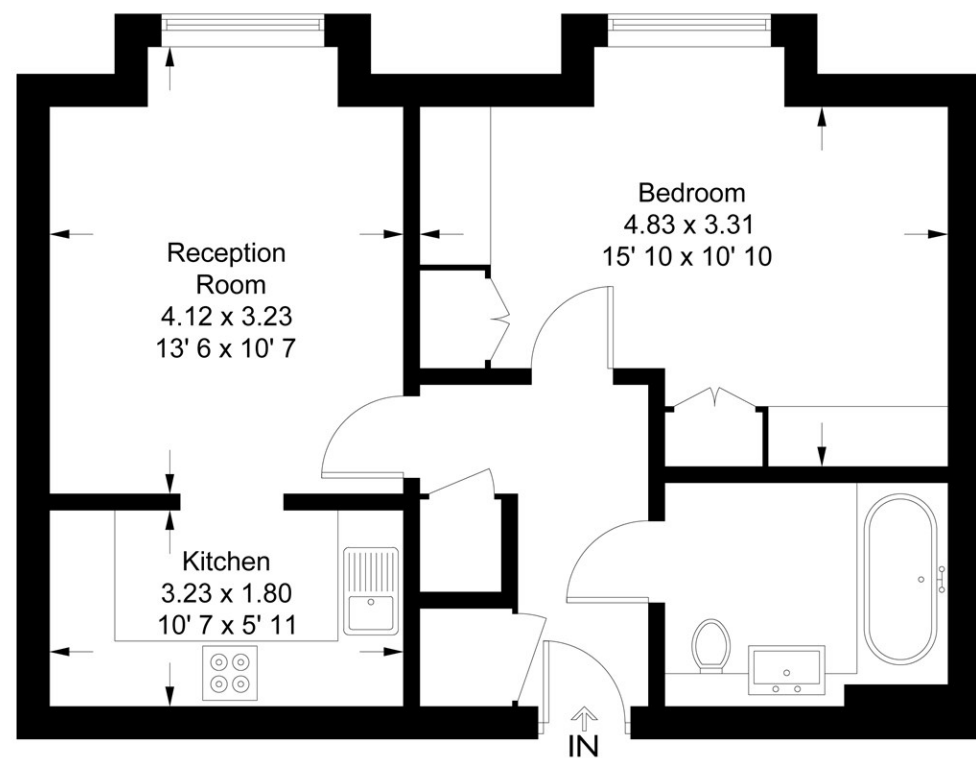


## Regency Lodge

Approximate Gross Internal Area = 510 sq ft / 47.4 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Regency Lodge, Albert Road, Buckhurst Hill

Asking Price £145,000 Leasehold

- One Bedroom
- Residents Lounge with Bar
- Library and social events
- Buckhurst Hill Station (0.2 miles )
- No Onward Chain
- Far Reaching Views
- Emergency Call
- Beautiful Communal Gardens
- Lift
- For over 55 years of age

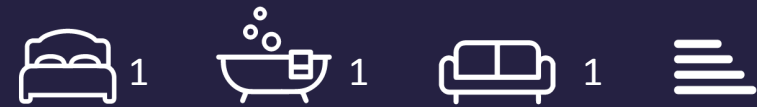
# Regency Lodge, Albert Road, Buckhurst Hill

Petty Son & Prestwich are pleased to offer for sale this one bedroom RETIREMENT Flat for those over 55 years of age. Well located within the vicinity of the popular Queens Road with its eclectic mix of shops, bars and restaurants as well as Buckhurst Hill Central Line Station.

Regency Lodge offers the complete freedom of independent living whilst also having a manager on site as well as a residents lounge with bar, computer room, laundry, guest facilities, hairdressing salon, library and fabulous well-manicured gardens.

This one bedroom apartment is set on the second floor allowing far reaching views from the sitting room. The property requires modernisation and is offered with no onward chain.

As well as the Central Line Station transport links include local bus routes and easy road links to the M11, M25 and North Circular. There are communal parking spaces.



Council Tax Band: C



EPC Rating: TBC  
Council Tax Band: C  
Service Charge: £3,432 per annum (reviewed annually)  
Ground Rent: £75 per annum  
Lease Information: 99 years from 25 December 1983 (59 years currently remain)

## RECEPTION ROOM

13'6" x 10'7"

## KITCHEN

10'7" x 5'11"

## BEDROOM

15'10" x 10'10"

