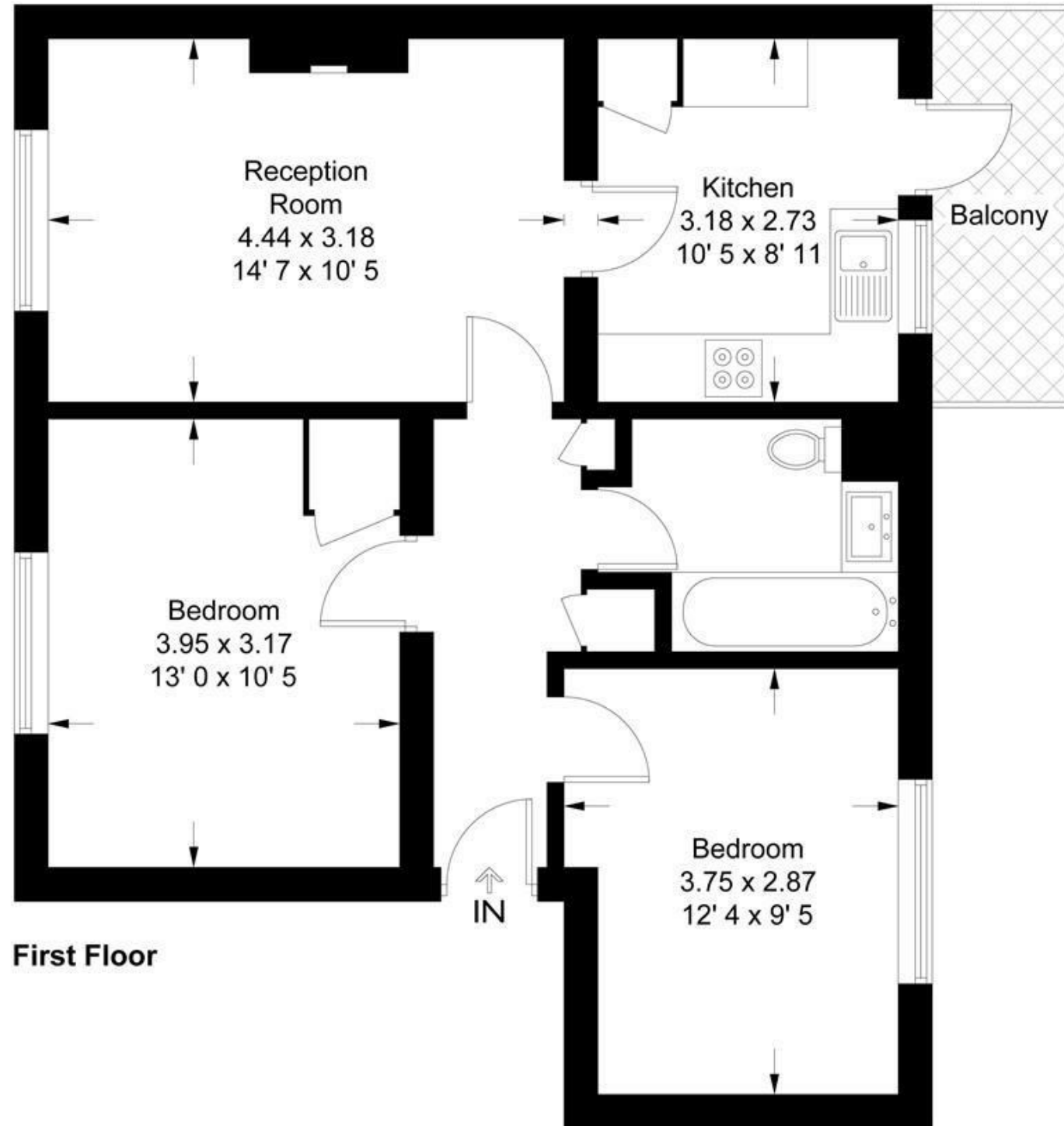


Roxwell House

Approximate Gross Internal Area = 649 sq ft / 60.3 sq m



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.



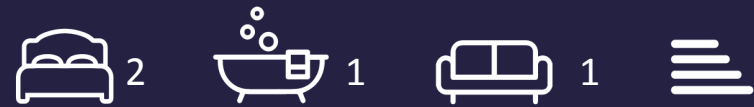
Roxwell House, Valley Hill, Loughton

Offers In Excess Of £290,000 Leasehold

- Two Bedrooms
- New Kitchen
- Balcony
- Buckhurst Hill Station (0.7miles)
- Close to Open Fields
- Sitting Room
- Modern Bathroom
- Communal Gardens
- No Onward Chain
- Extended lease upon completion

Roxwell House, Valley Hill, Loughton

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer this spacious two bedroom first floor purpose built apartment which is offered with no onward chain and features a newly installed kitchen, modern bathroom, spacious sitting room and balcony. Buckhurst Hill Central Line Station is just 0.7 miles away.



Council Tax Band: C



Roxwell House is located just a short stroll from the open green spaces of Roding Meadows with the convenience of Buckhurst Hill Central Line just 0.7 miles away as well as the vibrant Queens Road with its eclectic mix of shops, bars, cafes and restaurants.

Once inside, the space on offer can be fully appreciated. The large sitting room offers enough space for both relaxing and dining and leads into a newly fitted kitchen featuring a range of contemporary high gloss cabinets complemented by contrasting work surfaces and integrated appliances. One of the main features of the apartment is the large balcony which is accessed from the kitchen. There are two good sized bedrooms, making this apartment perfect for sharers or a small family. A modern fully tiled bathroom is fitted with a white suite and completes the accommodation.

As well as the balcony there are communal gardens to the front and rear of the building. The apartment is offered with no onward chain.

EPC Rating: C72

Council Tax Band: C

Lease Information: 125 years from 29th November 1982 (83 years currently remain) THE LEASE WILL HAVE AN ADDITIONAL 90 YEARS ADDED TO IT UPON COMPLETION. The updated lease term will be 215 years from 29th November 1982.

Service Charge: £592.98 per annum (reviewed annually)

Ground Rent: Peppercorn

RECEPTION ROOM

14'7" x 10'5"

KITCHEN

10'5" x 8'11"

BEDROOM

13'0" x 10'5"

BEDROOM

12'4" x 9'5"