



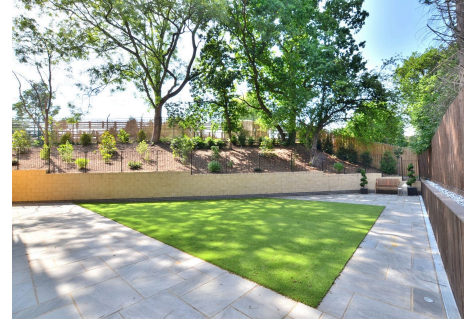
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Roding Heights, Station Way, Buckhurst Hill, IG9

****No Onward Chain**** **** Modern two bedroom apartment** **** ** Lower Ground Floor** **** ** Off street parking** **** ** Direct access to communal garden** **** ** En-suite to master bedroom** **** ** Walking distance of Roding Valley Central Line Station and shops** **** ** EPC Rating: B, Council Tax D**



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Lounge open to kitchen

6.53m (21'5) x 3.83m (12'7)

With patio doors leading out to communal garden



Kitchen area



Bedroom One

3.56m (11'8) x 2.9m (9'6)



En suite to Bedroom One

2.85m (9'4) x 1.65m (5'5)



Bedroom Two

3.56m (11'8) x 2.45m (8'0)



Bathroom

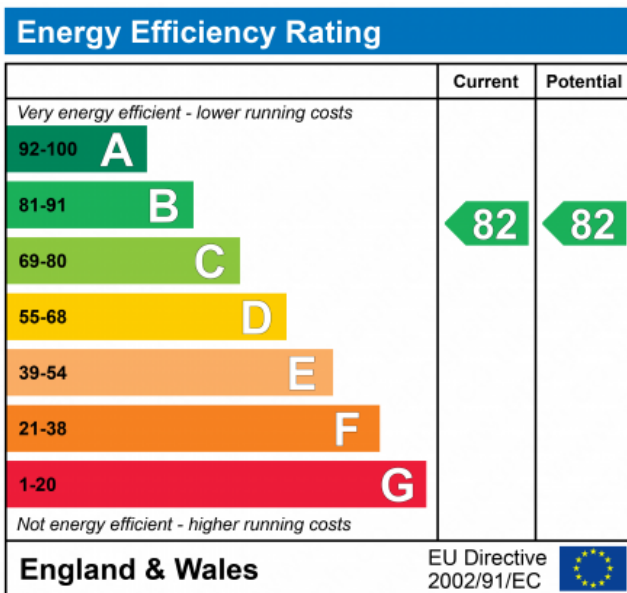
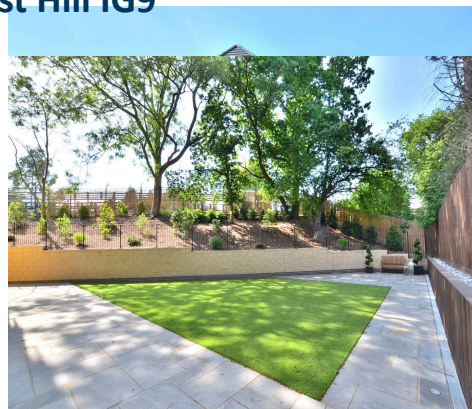
2.09m (6'10) x 1.67m (5'6)



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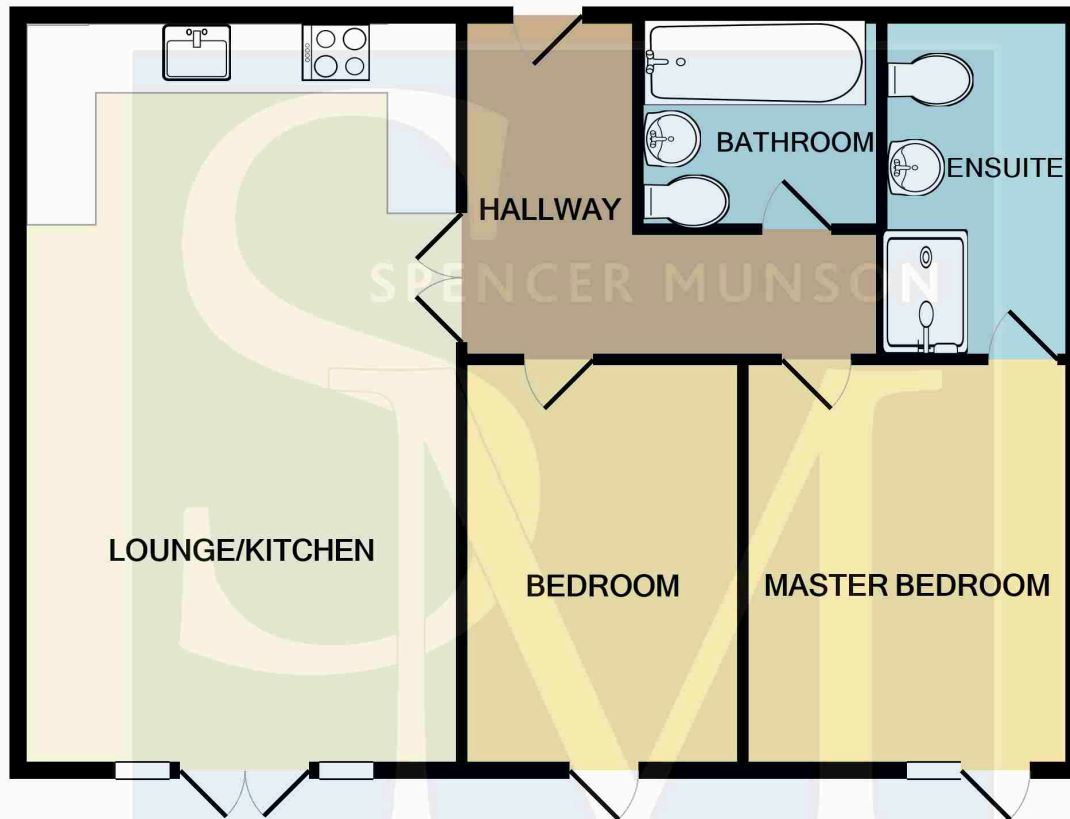
Exterior

Communal garden



(NO ONWARD CHAIN) Superb two double bedroom luxury apartment situated within Roding Heights. This modern apartment comprises of an open plan lounge kitchen with fitted appliance and direct access to communal garden, two good size bedroom with one offering an en suite shower room and a family bathroom. Benefits include a luxury fitted kitchen and bathrooms, lift, off street parking. Located close to Roding Valley Central Line station. It is also a great location for getting to Woodford, Loughton and the M11 , A12 and M25 by car. Service Charge £1608.24, Ground Rent £300pa. EPC Rating: B. Council Tax D

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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