



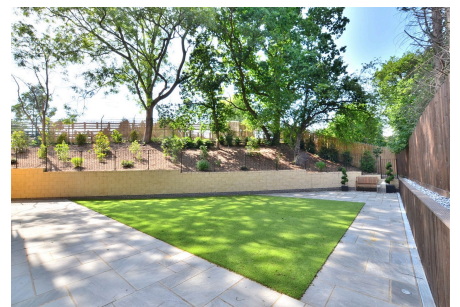
WHERE STANDARDS MATTER

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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**

Asking Price £420,000



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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)

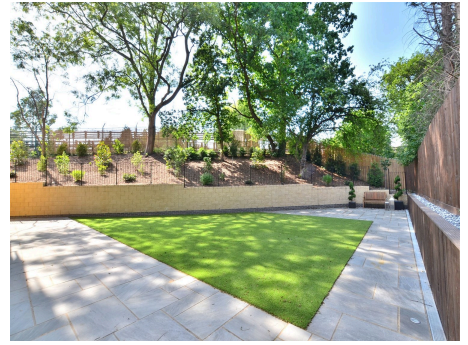


Exterior



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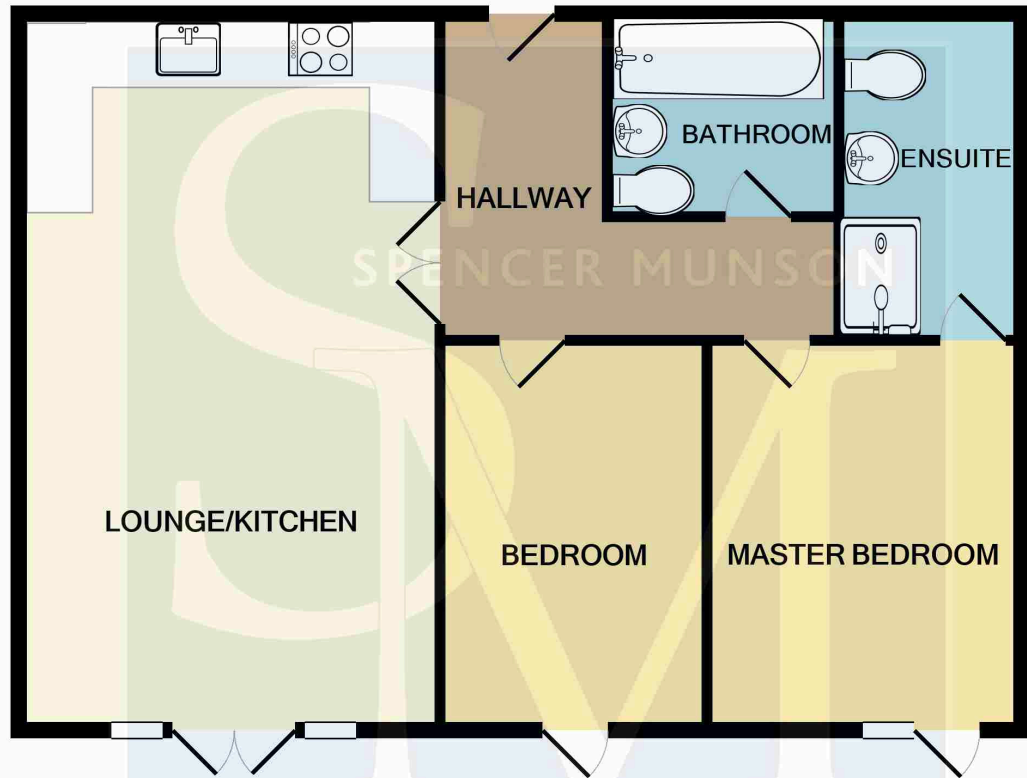
Communal garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

(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. Lease 118 years unexpired, 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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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.