



WHERE STANDARDS MATTER

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Forest Heights, Epping New Road, Buckhurst Hill, IG9

****2 Bedroom Ground Floor Apartment** ** Fully Equipped Kitchen** ** Large Lounge** **
Master Bedroom with built in wardrobes & en suite bathroom** ** a further shower room** ** No
Onward Chain** ** Underground secure parking** ** Gated development with concierge from
7am to 7pm** ** Communal roof terrace** ** EPC Rating. TBC Council Tax F**

Offers In Excess Of £399,995 (S)



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Lounge

6.05m (19'10) x 3.63m (11'11)



Kitchen

3.33m (10'11) x 2.06m (6'9)



Bedroom 1

4.65m (15'3) x 3.02m (9'11)

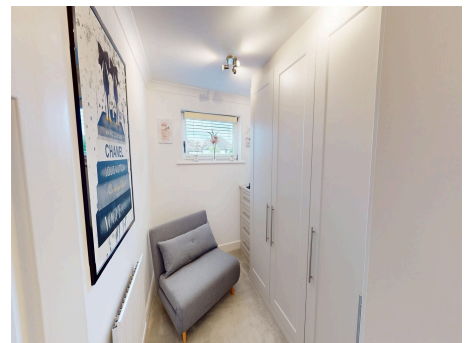


En Suite



Bedroom 2

3.02m (9'11) x 2.08m (6'10)



Shower room

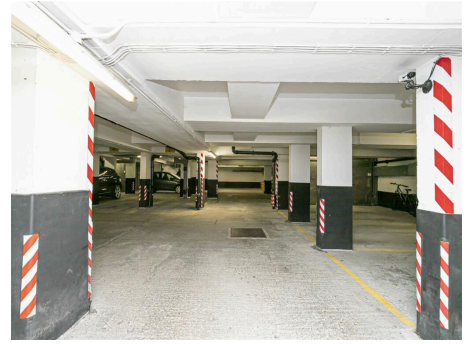


Exterior Photo



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Parking



This unique two-bedroom ground floor apartment, located in the sought-after Forest Heights development, offers a rare opportunity in the local market. The apartment boasts a spacious 19ft lounge, a 10ft kitchen equipped with numerous integral appliances, the master bedroom has a fitted wardrobe & en suite bathroom, there is a further shower room. Additionally, the property includes an undercover parking bay and gated access to the development, Private communal roof terrace with a porter available from 7am to 7pm. Local transport links are excellent, with several bus routes and the Loughton Underground Station nearby, providing easy access to central London and surrounding areas. The area also offers a variety of local amenities, including shops, boutiques, restaurants, cafes, and a Waitrose on Queens Road, just a short distance away. For outdoor enthusiasts, the apartment is conveniently located near several parks and recreational areas. Epping Forest, a vast ancient woodland, is just a short walk away, offering numerous walking and cycling trails, as well as opportunities for picnicking and wildlife spotting. Additionally, Roding Valley Meadows Nature Reserve provides a peaceful retreat with its scenic landscapes and diverse flora and fauna. EPC Rating TBC. Council Tax F Sold with a share of the freehold, this apartment is a must-see.

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Total area: approx. 65.6 sq. metres (706.3 sq. feet)

Disclaimer

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. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.