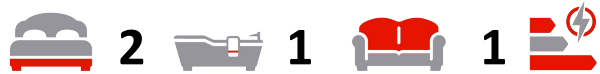




Ardmore Lane, Buckhurst Hill

O.I.E.O £425,000



MILLERS
ESTATE AGENTS

*** FABULOUS TOP FLOOR APARTMENT *
REBURBISHED THROUGHOUT * SHARE OF
FREEHOLD * TWO DOUBLE BEDROOMS *
CLOSE TO EPPING FOREST * GARAGE AND
PARKING ***

This spacious top floor apartment has been recently refurbished by the current owners to a high standard and offers a contemporary bright and airy accommodation. Additional benefits include a share of freehold, a garage en bloc and additional parking.

Accommodation comprises with a communal entrance hallway via security Entryphone system with stairs to all floors. A private entrance leads to a entrance hallway, a stunning newly fitted kitchen with integrated appliances, the lounge/diner enjoys a large picture window flooding the room with light. There a two double bedrooms and a contemporary tiled bathroom with modern suite.

Outside has a communal garden, garage en bloc plus additional parking to the front. A share of freehold provides a long lease.

Great location close to the Central Line Station and the boutique shops, cafes and Waitrose at Queens Road. State and independent schools, including the highly regarded St Johns Primary School, are also close by. Buckhurst Hill is a popular choice being conveniently located for access to the City and West End, whilst being a quieter location with Epping Forest on the doorstep. The area is also well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs along with a David Lloyd Centre a short drive away.





Communal Entrance Hall

Entrance Hall

Living Room

19'00 x 16'04 (5.79m x 4.98m)

Kitchen

10'08 x 9'05 (3.25m x 2.87m)

Bedroom One

14'04 x 11'04 (4.37m x 3.45m)

Bedroom Two

11'05 x 7'10 (3.48m x 2.39m)

Bathroom

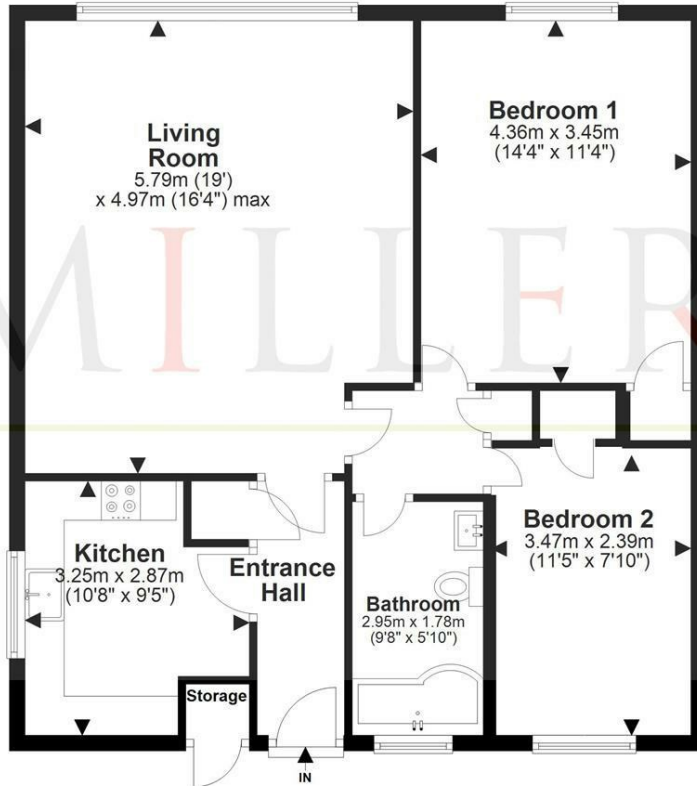
9'08 x 5'10 (2.95m x 1.78m)

Communal Gardens

Garage En Bloc



Second Floor
Approx. 77.7 sq. metres (836.8 sq. feet)

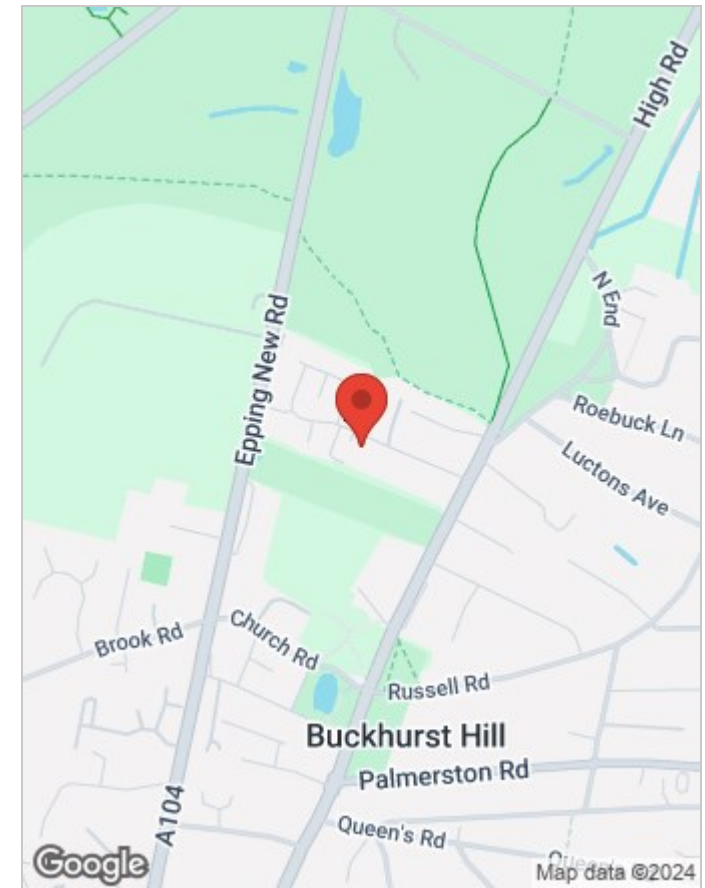


- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where
measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Total area: approx. 77.7 sq. metres (836.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.