

ST JAMES GATE, PALMERSTON ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb ground floor retirement apartment | Two double bedrooms | Stylish fitted kitchen with appliances | Spacious lounge / dining room | Excellent communal facilities | Garden and parking | On site house manager | Great location for Queen's Road and transport links | EPC Rating C | Council Tax Band D

**Guide Price  
£285,000**



Ideally situated in the heart of Buckhurst Hill is this superb two bedroom ground floor retirement apartment. This highly regarded development offers independent living for the over 60's and has many features including an on site house manager, lift facility, a stylish communal lounge with conservatory overlooking the gardens, laundry room; and a guest suite which can be used by family and friends. The well maintained grounds offer delightfully landscaped gardens and there is a car park with parking for residents.

### **Location**

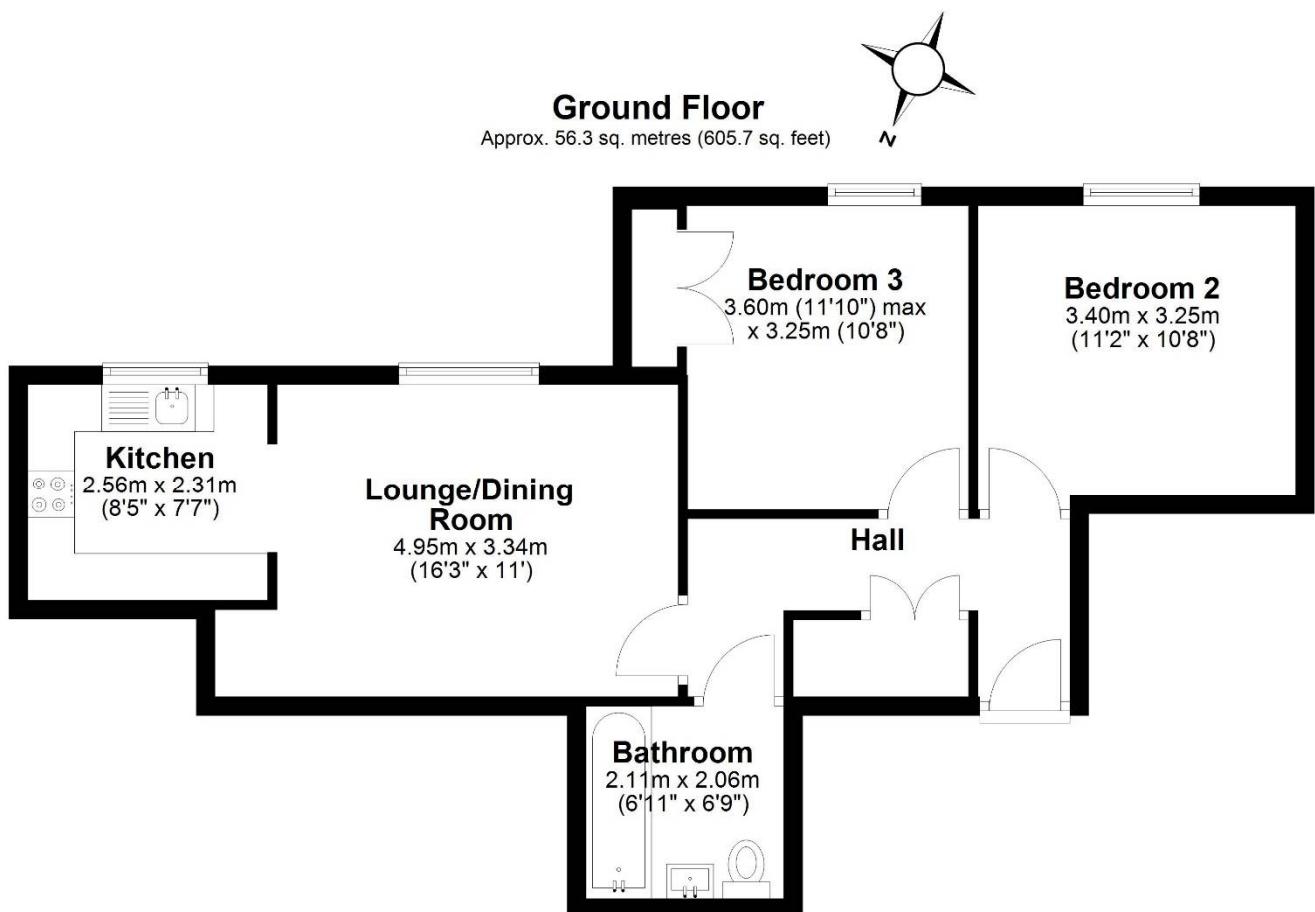
St. James Gate is a short stroll away from Queens Road with its boutique shops, cafes, restaurants, Waitrose Supermarket and Buckhurst Hill Central Line Station. The area is well served by transport links, for road users links into London are close by and there are good public transport services with bus routes and the Central Line. For leisure pursuits the Buckhurst Hill Tennis and Bowls Club and Epping Forest are also accessible.

### **Interior**

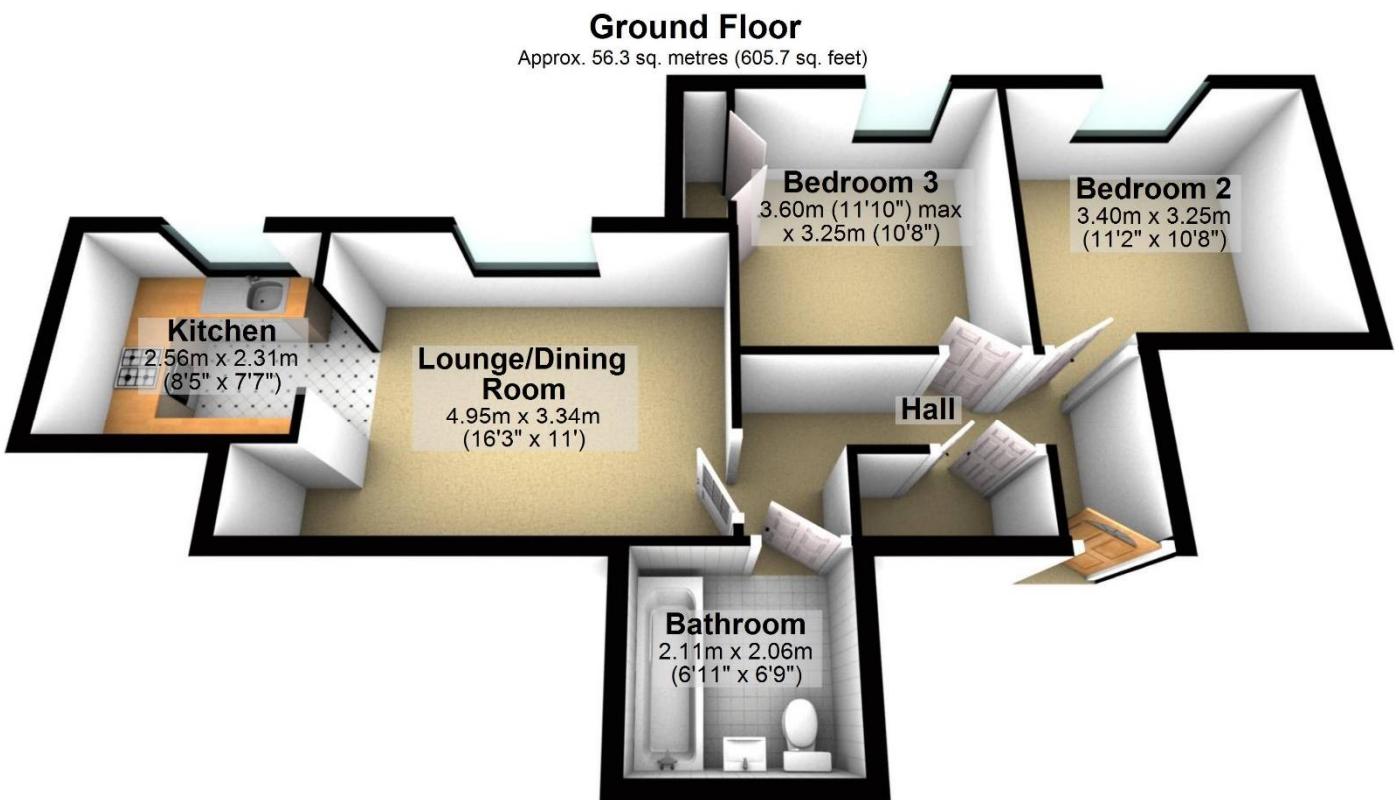
The accommodation has a bright and airy feel being southerly facing. There is a good size entrance hall with a large cloak cupboard. The lounge / dining room is a generous size and is open to the kitchen. The kitchen is stylishly fitted with a range of units, integrated and freestanding appliances. The two bedrooms are both doubles - the principal bedroom has built in mirrored wardrobes and the second bedroom is currently presented as a sitting room and they are served by a bathroom with a fitted suite.

### **Agents note**

We are informed by the vendors that the flat is to be sold with a lease having approximately 87 years remaining and the present ground rent is £472.68 per annum. The service charge payable is in the region of £3,222.22 per annum and includes the building's insurance, maintenance, communal grounds and the cost of having an on-site house manager.



Total area: approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 9th April, 2025