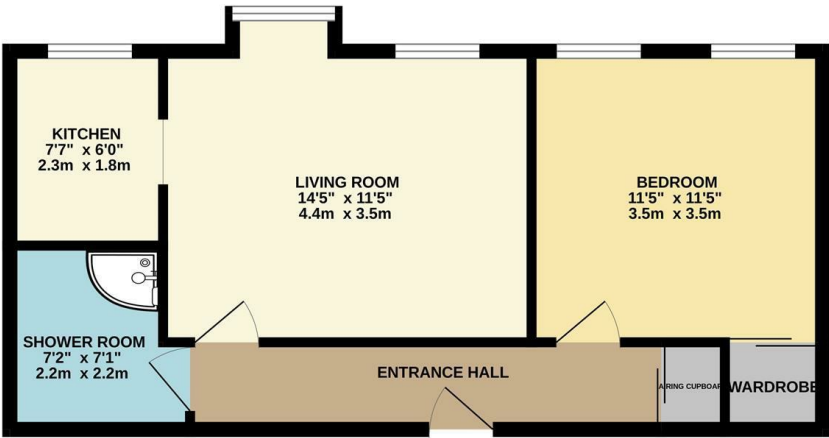




SECOND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with NetScout 02/2025

Council: Epping Forest | Council Tax Band: C | Floor Area: 656.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



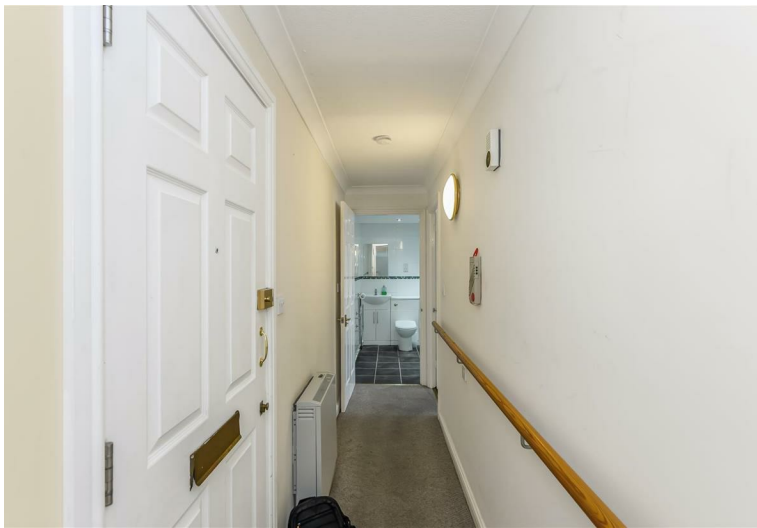
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St James Gate, Buckhurst Hill, IG9 5NJ
Asking Price £170,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



Welcome to this charming second-floor retirement flat located in the desirable St James Gate, Buckhurst Hill. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful living environment. Upon entering, you will find a spacious lounge that provides a warm and inviting atmosphere. The flat features a well-appointed bedroom complete with fitted wardrobes, ensuring ample storage space for your belongings. The good-sized shower room is both practical and accessible. Residents of St James Gate benefit from a range of excellent facilities, including an on-site manager who is available to assist with any queries or concerns. Safety is paramount, with emergency pull cords installed throughout the property for peace of mind. The lift access to all floors ensures that moving around the building is effortless, making it suitable for all residents. The communal lounge and gardens offer a wonderful space to socialise with neighbours or enjoy some fresh air in a tranquil setting. Additionally, the laundry room adds to the convenience of daily living. Situated just moments away from Buckhurst Hill Central Line, this property boasts excellent transport links, making it easy to explore the surrounding areas. With a variety of amenities nearby, including shops and cafes, you will find everything you need within easy reach. This retirement flat at St James Gate presents a fantastic opportunity for those looking to enjoy a comfortable and secure lifestyle in a vibrant community. Do not miss the chance to make this lovely property your new home.

