





Pegasus Court Victoria Road Buckhurst Hill, IG9 5EW

Ideally positioned in the very heart of Buckhurst Hill, this spacious and beautifully presented two double bedroom second-floor retirement apartment (for the over 55s) offers secure, comfortable and convenient living just moments from Queens Road's vibrant selection of boutique shops, cafés and restaurants.

Offered chain free, the property forms part of the highly regarded Pegasus Court development - a safe and well-maintained community with the benefit of a part-time on-site house manager, lift access to all floors, 24-hour emergency call system, security cameras and entry phone system for added peace of mind.

Accessed via lift or stairs, the apartment opens into a generous and light-filled lounge/diner featuring a charming fireplace and a Juliette balcony enjoying far-reaching views, creating a welcoming and relaxing space to entertain or unwind. The separate kitchen is well-appointed with a range of fitted appliances and ample storage.

The principal bedroom is bright and airy, complete with excellent built-in storage and a newly fitted en-suite bathroom. A second double bedroom offers flexibility for guests, hobbies or a study, complemented by a newly fitted separate W/C.

Residents enjoy beautifully maintained communal gardens, as well as an inviting owners' lounge/library with kitchen facilities - perfect for socialising within the development. Off-street parking is available exclusively for residents and their visitors.

The location is exceptional. Just a short stroll away is Queens Road, home to Waitrose, independent boutiques and popular eateries. Buckhurst Hill Underground Station (Central Line) is within easy walking distance, providing direct access into central London. The area also benefits from nearby green open spaces including Roding Valley Nature Reserve and Epping Forest, ideal for gentle walks and outdoor leisure. For those seeking an active lifestyle, David Lloyd Leisure is approximately 1.2 miles away, alongside local tennis and bowls clubs.

Tenure Leasehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



Second Floor
Area: 75.0 m² ... 807 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

