



MIRRAVALE COURT

CHURCHILL
estates



Queens Road, Buckhurst Hill

Guide Price £325,000

Tenure : Leasehold - Share of Freehold

Floor Area : 475.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C


Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



Churchill estates are pleased to bring to market this one-bedroom first-floor apartment positioned in the heart of Buckhurst Hill, Queens Road. You are just a short walk from everything you need, with cafés, independent retailers, restaurants, Waitrose supermarket, and Buckhurst Hill Central Line Station offering easy access to both the city and the West End.



Internally, the property comprises a spacious living room with ample space to dine. From here you have access to the kitchen, which boasts plenty of storage and worktop space. The double bedroom is generous in size and features built-in wardrobes, and the bathroom is fully tiled and complete with a three-piece suite.

Further benefits include a share of the freehold, gated parking with two allocated parking spaces, an entry phone system, and is being offered chain-free basis.





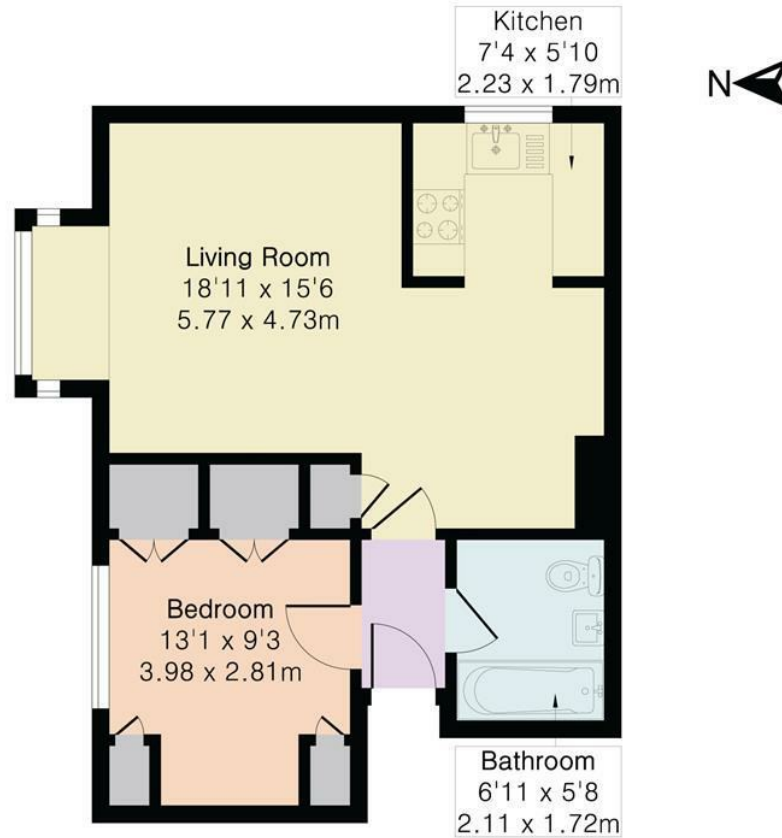


- Guide Price £325,000 - £350,000
- Share of freehold - 963 year lease
- Spacious living/dining room
- Positioned on Queens road just a short walk to amenities & Central line station
- Intercom door entry system
- Gated parking with two allocated spaces
- First Floor
- Double bedroom with built in storage
- Chain free
- Sought after location





Approximate Gross Internal Area 475 sq ft - 44 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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