



SUNBETS

BRN12

IMPERIAL HOUSE  
1 QUEENS ROAD

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Phone: 0115 951 1111  
Fax: 0115 951 1112  
Email: info@graysremovals.co.uk  
www.graysremovals.co.uk

Business Plan Card

**CHURCHILL**  
estates

# Queens Road, Buckhurst Hill

Asking Price £325,000

Tenure: Leasehold - Share of Freehold

Floor Area: 440.00 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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | <b>83</b>                  | <b>83</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |





Located in the heart of Buckhurst Hill on the charming Queens Road, this beautifully presented one-bedroom apartment is a true gem. Built in 2024, the property boasts a modern design and comes with a reassuring 10-year warranty, ensuring peace of mind.

As you enter the second-floor apartment, you are greeted by an inviting open-plan living room and kitchen. From the living area, step out onto your private balcony, where you can enjoy far-reaching views. The master bedroom is thoughtfully designed with built-in storage, providing ample space for your belongings while maintaining a clean and tidy aesthetic. The modern fitted bathroom complements the apartment's contemporary style, offering both comfort and convenience.

Location is key, and this property does not disappoint. With the station and local amenities just a stone's throw away, you will find everything you need within easy reach. Whether you are commuting to work or enjoying the local shops and cafes, this apartment offers the perfect blend of convenience and comfort.

With a share of freehold, this apartment is an excellent opportunity for first-time buyers or those looking to invest in a desirable area. Do not miss the chance to make this stunning property your new home.





## Approximate Gross Internal Area 440 sq ft - 41 sq m



Second 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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Email [buckhursthill@wearechurchills.co.uk](mailto:buckhursthill@wearechurchills.co.uk)

To view call **0208 504 2222**