



## Connaught Court, Buckhurst Hill

Asking Price £295,000 Leasehold - Share of Freehold

- Top floor apartment
- Gated community
- Allocated parking space
- Share of Freehold
- 0.8 miles to Buckhurst Hill Station
- One bedroom
- Generous lounge/diner
- Chain free
- 0.3 miles to Queens Road Shops

# Connaught Court, Buckhurst Hill

Experience elevated living in this superb one-bedroom, top-floor apartment, perfectly positioned within the prestigious and secure Chequers gated development on the sought-after west side of Buckhurst Hill.

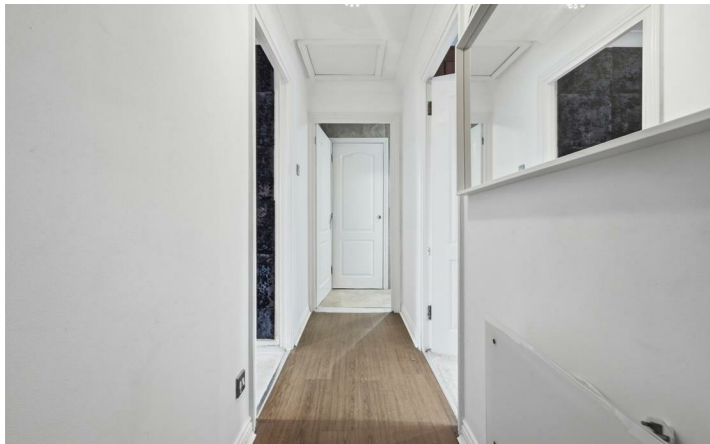
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Council Tax Band: D



Offered with the significant advantages of a share of the freehold and no onward chain, this residence represents a rare opportunity for those seeking a seamless move into one of the area's most desirable locations.

The property is ideally situated just 0.3 miles from the vibrant boutique shops, independent cafés, and Waitrose on Queens Road, while also providing effortless access to the City via the nearby Central Line station. The location perfectly balances urban convenience with natural beauty, as the tranquil greenery of Epping Forest and the local duck pond are virtually on your doorstep. For those who enjoy an active lifestyle, the area is exceptionally well served by a variety of tennis, cricket, and golf clubs, with the premium facilities of a David Lloyd Centre only a short drive away. Excellent transport links further enhance the appeal, with quick access to the M25 and M11 for effortless travel across the region.

Inside, the apartment boasts a thoughtfully designed layout that maximises both space and light. A welcoming entrance hall leads into a generous lounge and dining area, which flows naturally into a fully fitted kitchen complete with integrated appliances and ample storage. A unique feature of the living space is a versatile additional nook, ideal as a home office or utility area.

The bedroom is a well-proportioned double featuring custom-fitted wardrobes, served by a modern, fully tiled shower room with a luxurious double walk-in shower and contemporary vanity suite.

The interior is finished in a sophisticated neutral palette, complemented by elegant café-style shutters, while extensive eaves storage and private loft access provide practical solutions rarely found in apartment living.

Set within meticulously maintained communal grounds, the development offers a peaceful retreat protected by a secure entry phone system. The apartment further benefits from its own allocated parking space, ensuring total convenience within this exclusive gated community.

Whether you are a first-time buyer, a professional commuter, or seeking a high-quality investment, this home offers a refined lifestyle in an unbeatable Essex setting.

Lease Information: 999 years from 21st September 2023 (996 years currently remain)  
Service Charge: £1400 per annum (reviewed annually)  
Ground Rent: N/A  
EPC Rating: E47  
Council Tax Band: D  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
14'3" x 15'7"

**Kitchen**  
8'7" x 12'4"

**Bedroom**  
12'8" x 11'9"