



WHERE STANDARDS MATTER

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St James Gate, Palmerston Road, Buckhurst Hill, IG9

Spencer Munson are excited to offer this first floor ONE bedroom retirement flat offering independent living for the over 60's with the option to socialise in the RESIDENTS LOUNGE . The block offers a LIFT to all floors, has an emergency pull cord system and is located close to shops, bus routes and the underground station. This property is vacant and benefits from a walk in shower and modern fitted kitchen. EPC Rating B. Council Tax C. Approx 86 years unexpired, Ground Rent £472.68 per annum, annual service charge £2457.87 per annum.

Asking Price £189,995.00



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Reception 1



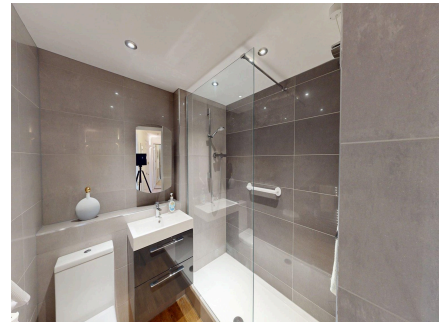
Kitchen



Bedroom 1



Bathroom



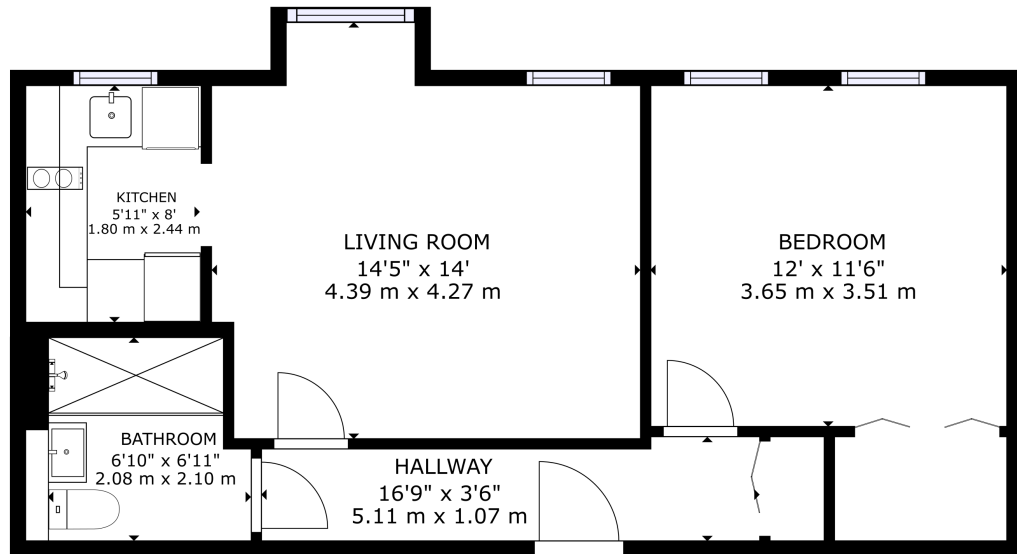
Communal Lounge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	84
69-80 C		
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	

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GROSS INTERNAL AREA
FLOOR 1: 509 sq ft, 47.32 m²
TOTAL: 509 sq ft, 47.32 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.