



WHERE STANDARDS MATTER

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Buckingham Road, Epping, CM16

Spencer Munson are pleased to offer you this second-floor leasehold apartment, this property is ideal for investors and first time buyers with a spacious living room with a balcony. There is a separate fitted kitchen integrated appliances, master bedroom with built-in wardrobes and a modern En-suite shower room, second bedroom is also a good size double and a family bathroom. The property comes with a covered carport, a secure cycle store and a communal garden. Situated within a short walk to Epping High Street with local shops and amenities. Epping Central Line station is also within walking distance and serves London. This property is offered Chain free . EPC RATING C COUNCIL TAX BAND E

Lease remaining 113 years, Service Charge £2045.00pa Ground Rent £250.00pa

Asking Price £375,000 (L)



Buckingham Road, Epping, CM16

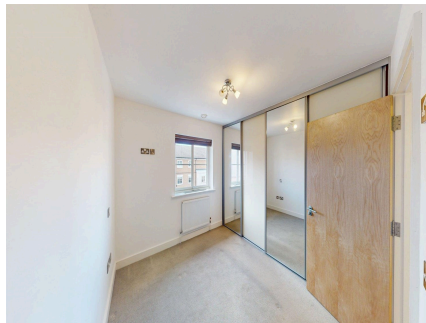
Reception 1



Kitchen



Bedroom 1



En-Suite



Bedroom 2



Bathroom 2



Parking



Central Heating

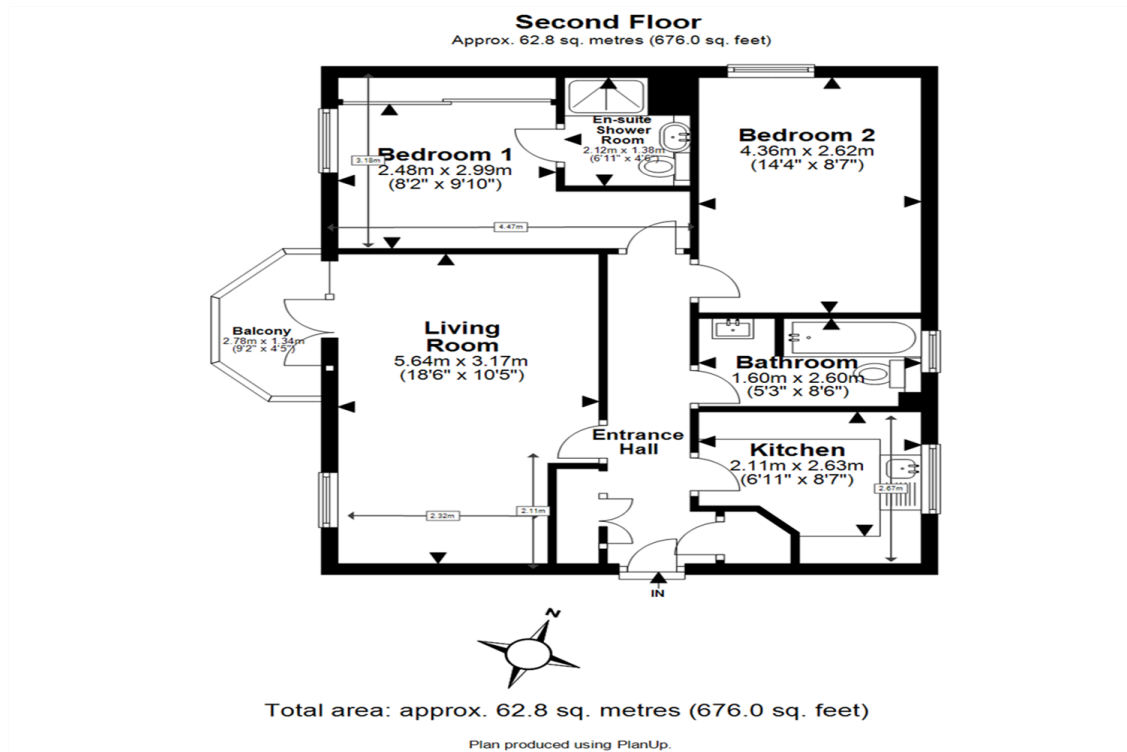
Double Glazing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-68	G		
Not energy efficient - higher running costs			

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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.