

# Regency Lodge, IG9

PAUL BERG

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£230,000  
Leasehold

Looking to downsize without compromise? Discover secure, community living in the heart of Buckhurst Hill, designed exclusively for the over 55's.

Set within the ever-popular Regency Lodge, this well-positioned ground floor retirement apartment offers comfortable, low-maintenance living in a safe and welcoming environment.

Perfectly located, you're just a short walk from Queens Road where you'll find a range of local amenities. Buckhurst Hill Central Line Station is also within easy reach, along with local bus routes, making it simple to stay connected with family, friends and surrounding areas.

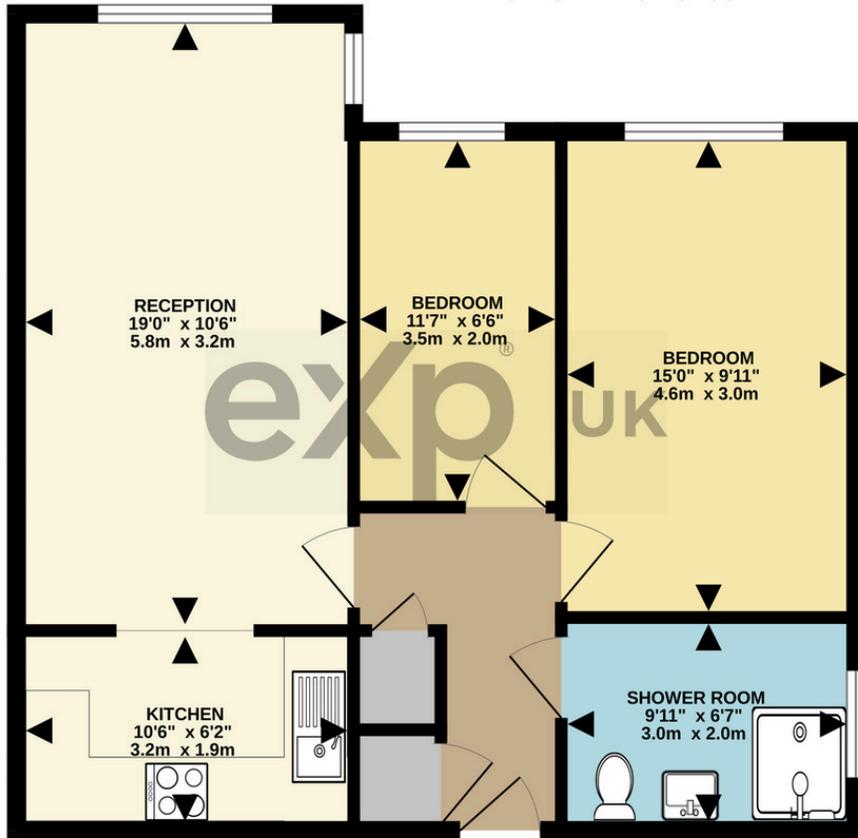
Regency Lodge is known for its community feel. Residents enjoy use of the communal lounge, landscaped gardens and hobby/salon room, with regular social activities available for those who wish to take part. The development is well maintained throughout, offering residents parking and secure entry phone access.

The apartment itself is bright and well laid out, featuring a spacious lounge, fully fitted kitchen, shower room, and two well-proportioned bedrooms, with fitted wardrobes to the principal room.

A superb opportunity for those looking to make the move to retirement living while maintaining independence within a supportive setting.



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 55 years  
 Service Charge: £298.00 per month  
 Ground Rent: £75.00 per annum  
 Local Authority: Epping Forest  
 Council Tax: Band D