



CHURCHILL
estates



Albert Road,
Buckhurst Hill

Asking Price £300,000

Tenure : Leasehold

Floor Area : 609.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	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



This rarely available ground floor flat is an ideal choice for those over 55 seeking a comfortable and convenient living space. This two-bedroom apartment offers a versatile layout, with the second bedroom currently utilised as a spacious walk-in dressing room, providing ample storage options. The property features a large lounge that invites natural light, creating a warm and welcoming atmosphere. The modern kitchen is well-equipped. A convenient wet room adds to the practicality of the flat, ensuring ease of access and comfort.

Residents will appreciate the immaculate communal gardens, which offer a serene outdoor space to relax and enjoy the surroundings. The communal lounge serves as a social hub, fostering a sense of community among neighbors. With ample residents parking available, convenience is at the forefront of this property. Additional benefits include an entry phone system for added security, an on-site warden for peace of mind, and an extended lease, making this property a sound investment. The absence of a chain allows for a smooth transition into your new home. Well located, this flat is within easy reach of local amenities, ensuring that everything you need is just a short distance away. Furthermore, fantastic public transport links nearby make it simple to explore the wider area. This property truly represents a wonderful opportunity for those looking to enjoy a relaxed lifestyle in a vibrant community.

Lease: 145 years | Service charge: £3,012 per annum







- Rarely available two bed apartment
- Ground floor
- Convenient wet room
- Ample residents parking
- Walking distance to local amenities
- Extended lease
- Modern throughout
- Entry phone systems
- Immaculate communal areas
- Chain free







Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Regency Lodge

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