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Buckhurst Way
Buckhurst Hill, Essex IG9 6HD
Price guide £275,000

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*** Price Guide: £275,000 to £300,000 *** CHAIN FREE *** A fantastic opportunity to acquire this well-presented one-bedroom first floor flat, ideally situated within a sought-after development in IG9. The property benefits from a long lease and gated communal parking, making it an excellent choice for both first-time buyers and investors alike. The flat enjoys a convenient location within close proximity to local stations, providing easy access into Central London, as well as nearby shops and amenities. With strong rental potential and appealing features throughout, this property represents a superb buy-to-let investment or a comfortable home in a highly desirable area.

COMMUNAL ENTRANCE

Security entry phone system, stairs to all floors.

ENTRANCE HALL

Laminated wood strip floor, double radiator, security entry phone system, storage cupboard housing boiler, doors to:

OPEN PLAN LOUNGE/KITCHEN 17'5 x 16'1 (5.31m x 4.90m)

Double glazed sliding door with fixed sidelight leading to BALCONY, laminated wood strip flooring, double radiator, range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, sink top with mixer tap, built-in oven with four ring gas hob and extractor fan over, glass splashback, integrated fridge/freezer, washing machine and dishwasher, spotlights to ceiling, obscure double glazed window.

BEDROOM

Double radiator, two light double glazed window, fitted wardrobes to one wall.

BATHROOM

Panel enclosed bath with mixer tap, shower attachment and glazed side screen,

wash hand basin with mixer tap, close coupled wc, double radiator, part tiled walls, extractor fan, tiled floor, obscure double glazed window, electric shaver point.

PARKING

Allocated parking space via secure gated access.

LEASE

105 years remaining.

GROUND RENT

£250.00 per annum.

MAINTENANCE CHARGE

£1272.00 per annum.

COUNCIL TAX

Epping Forest District Council - Band C

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

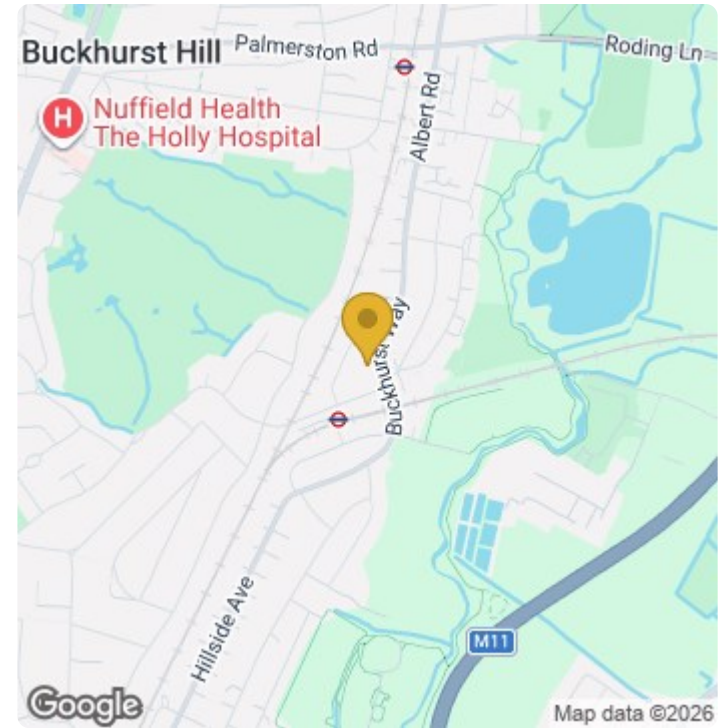
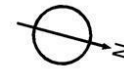
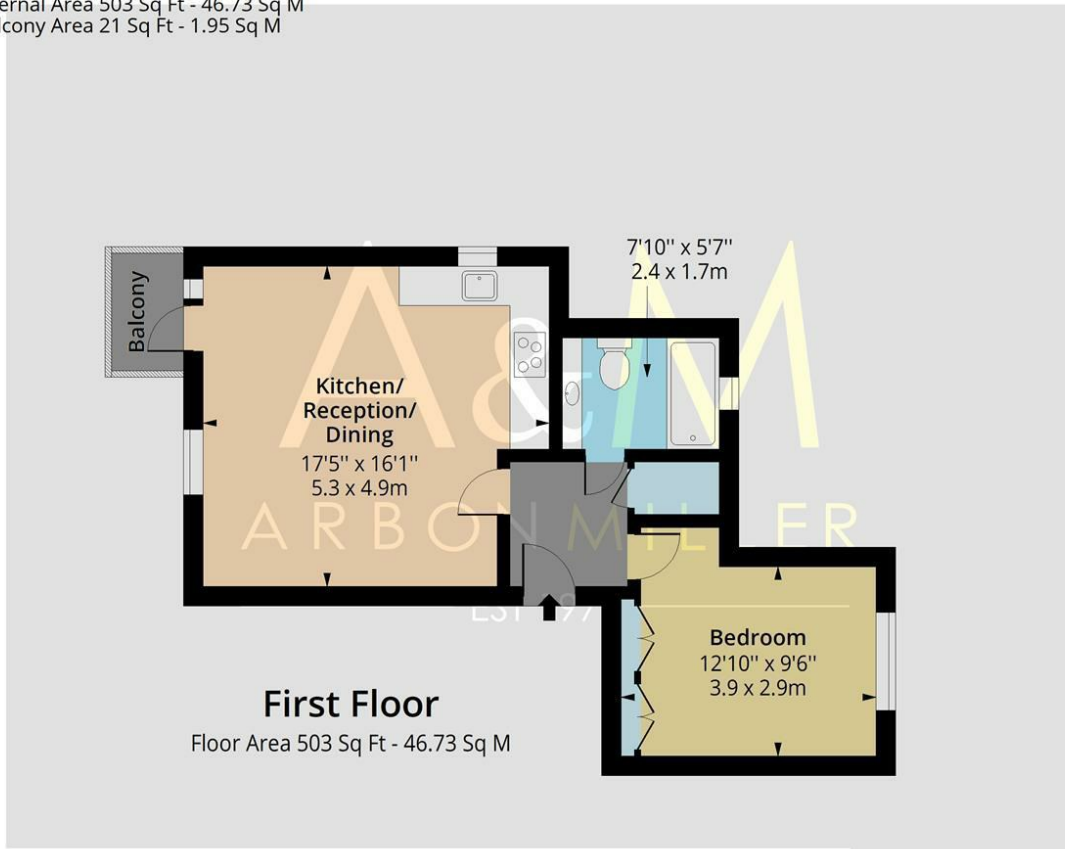
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required.

The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



Honeysuckle Court IG9

Approx. Gross Internal Area 503 Sq Ft - 46.73 Sq M
 Approx. Gross Balcony Area 21 Sq Ft - 1.95 Sq M



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (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 | |



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 4/5/2026

