

ALBERT ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Top floor one bedroom retirement apartment | On-site house manager | Excellent location close to tube & shops | Sought after development for the over 55's | Fitted kitchen | Modern shower room | Extended lease with 147 years remaining | Communal gardens & parking | Resident's lounge, games room & laundry | EPC rating C80 / Council Tax band C

**Offers in the  
region of  
£160,000**



Regency Lodge is a sought after complex of retirement apartments ideally placed just a short walk from the Central Line Station and Queens Road with its shops, cafes, restaurants and Waitrose Supermarket. This one bedroom top floor apartment is tucked away in a quiet spot within the development, although all facilities are close to hand. These include a spacious communal lounge, hobby/games room, library, laundry with lift service, landscaped gardens and there is a site manager on site.

### **Location**

Buckhurst Hill is a particularly sought after area, being conveniently located for access to the City and West End, whilst being a quieter location with Epping Forest on your doorstep. Buckhurst Hill has a nice array of independent shops in Queens Road, alongside a Waitrose Supermarket, all just a short stroll away from this development.

### **Interior**

This one bedroom purpose built apartment is situated on the 2nd (top) floor of this sought after development. The accommodation consists of an entrance hall with storage cupboards, a generous lounge which opens to the fitted kitchen, a double bedroom with fitted wardrobes, served by a shower room with a white suite and complementary tiling. The flat is offered to the market with no chain, and save for a bit of decorating, would make an excellent home.

### **Exterior**

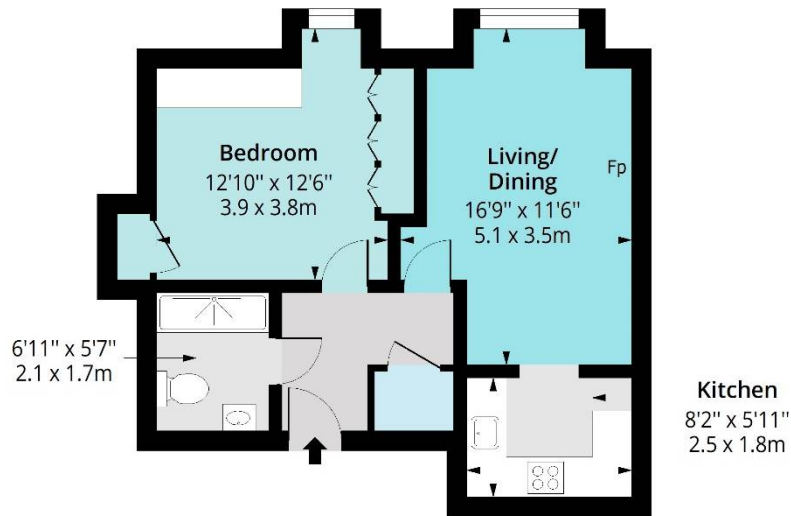
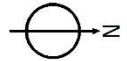
Regency Lodge offers beautifully maintained gardens which are well used by residents. There is also a communal lounge with a bar, where many events are held for residents. The house manager is on call and other facilities include a guest suite, hobby room, hairdressing salon and library. Parking is available in the communal car park on a 1st come, 1st served basis.

### **Agent's note**

We are told that the apartment has a lease with 147 years remaining. We are presently waiting on confirmation of the ground rent, but the service charge payable on this flat for the year 2025/6 is £3,012 which covers the contribution to the building's insurance, manager's costs, maintenance and gardens.

# Regency Lodge IG9

Approx. Gross Internal Area 476 Sq Ft - 44.22 Sq M



## Second Floor

Floor Area 476 Sq Ft - 44.22 Sq M

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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: 22/4/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 23rd April, 2026

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