

Daniel Frank

12 Roding Heights, 5 Station Way Buckhurst Hill, IG9 6FA

Guide Price £400,000-£420,000

CHAIN-FREE!

A beautifully presented top floor two-bedroom apartment situated in the sought-after Roding Heights development, offering a perfect blend of modern comfort and convenience for London commuters.

Built in 2017, the development boasts an ideal location, with Roding Valley Central Line Station right at your doorstep and Buckhurst Hill Central Line Station just 0.9 miles away.

The apartment features two spacious double bedrooms, including a principal bedroom with an en-suite shower room, complemented by a separate family bathroom. The entrance hallway offers ample storage, leading to a modern open plan kitchen/living/dining area, enhanced by French doors, opens up to views of the communal gardens.

Additional amenities include lift access to all floors, an allocated parking space, meticulously maintained communal gardens, a secure telephone entry system, and underfloor gas heating throughout.

Lease remaining - 116 years.
Service charges - £1700 per annum.
Ground rent - £300 per annum.

Tenure Leasehold
Council Epping Forest

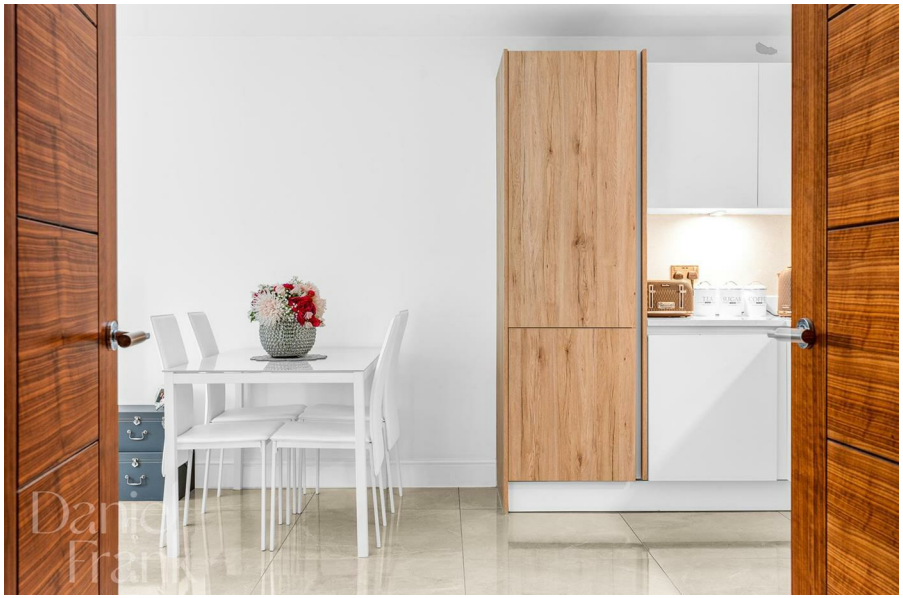




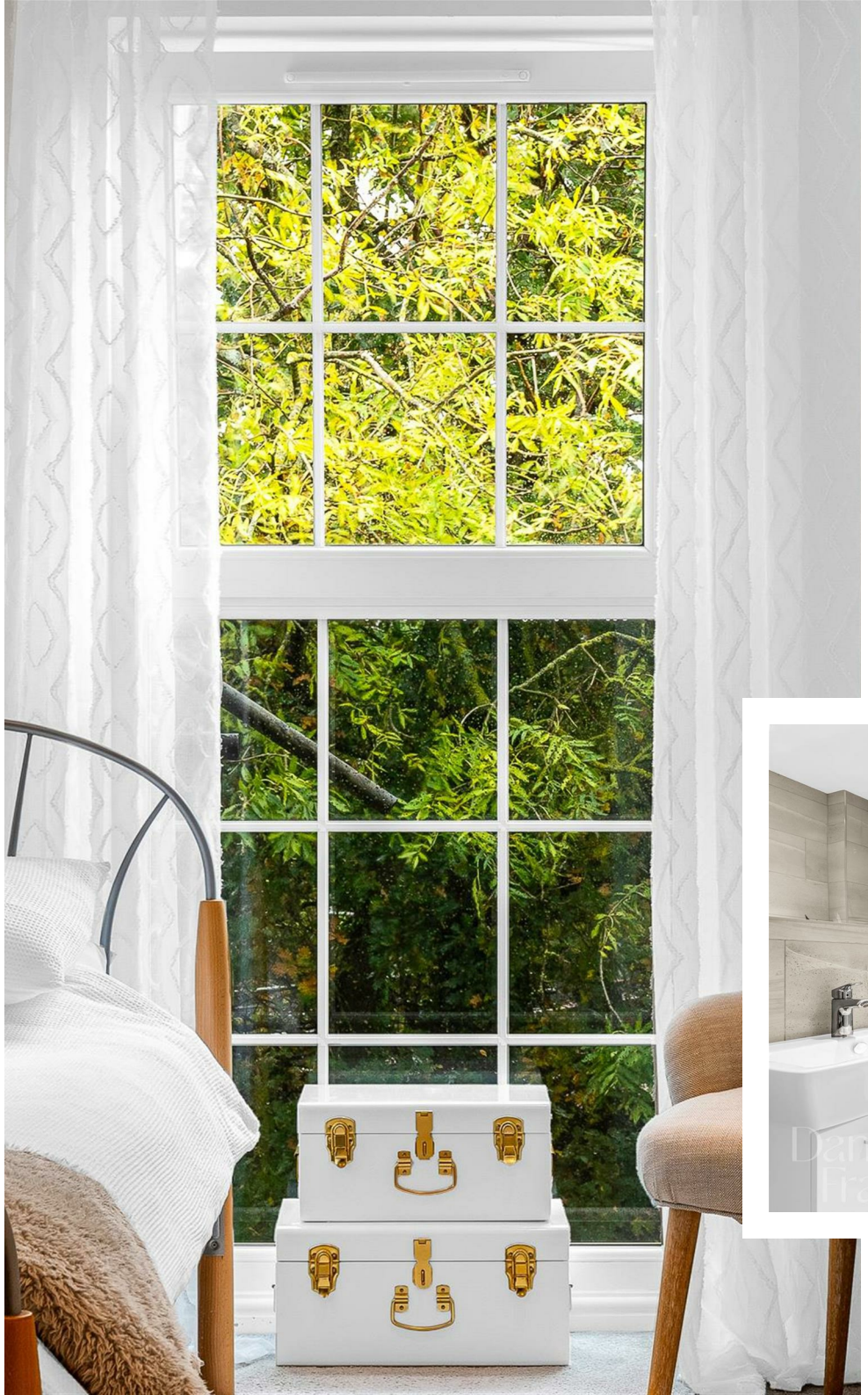




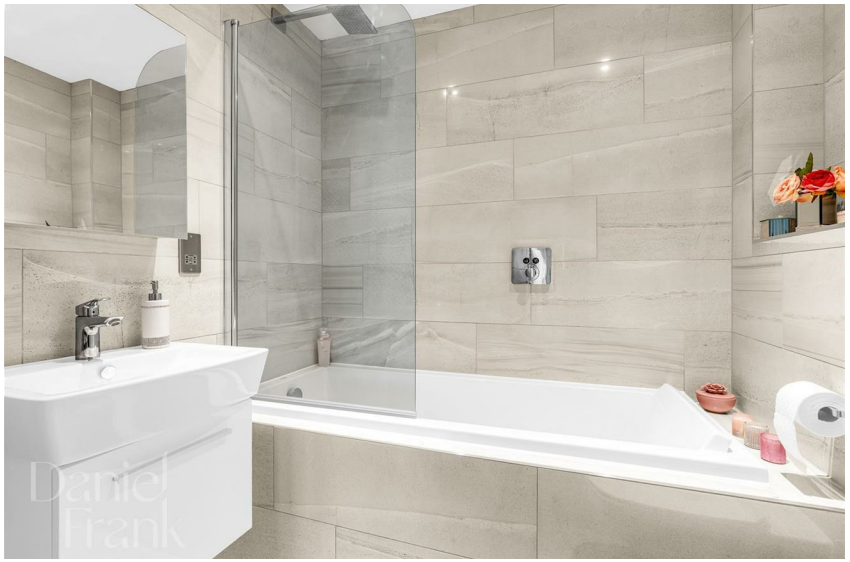




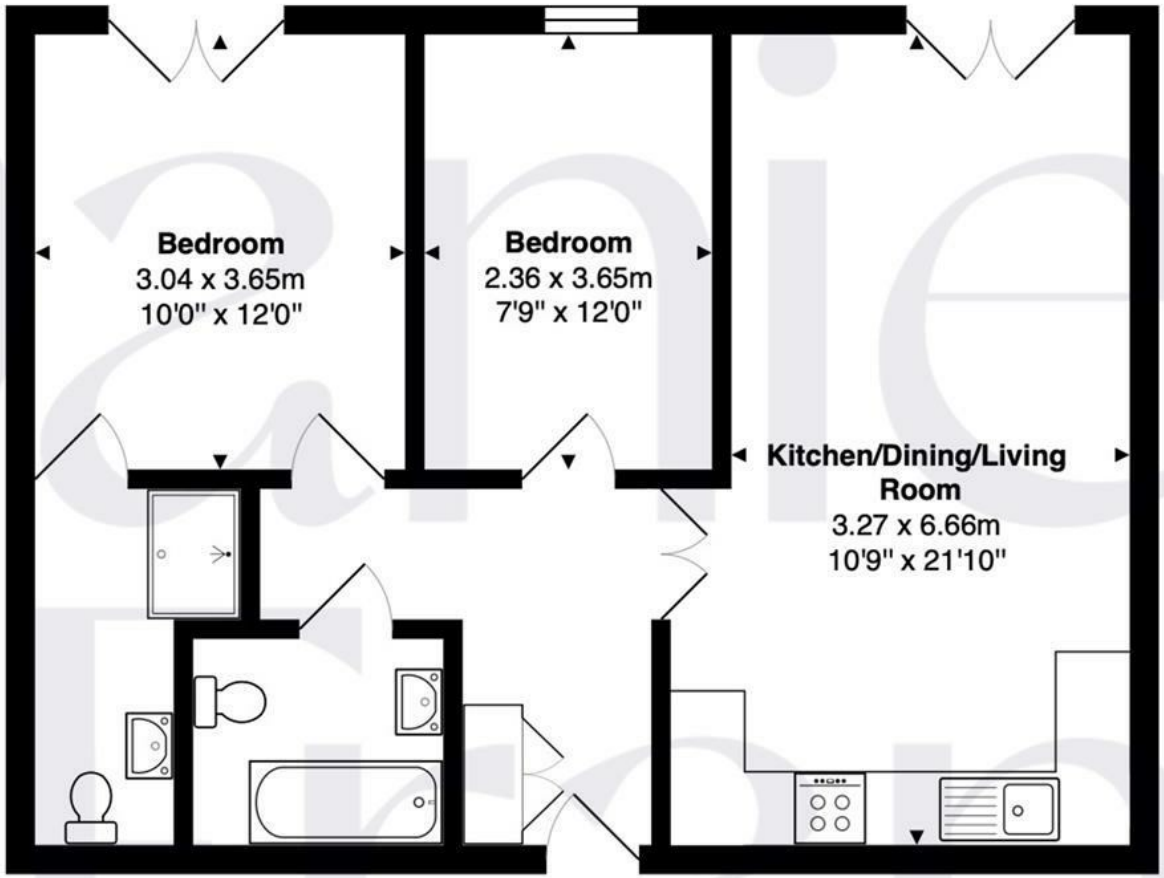
Your Next Chapter







Your Next Chapter



Second Floor

Area: 59.8 m² ... 644 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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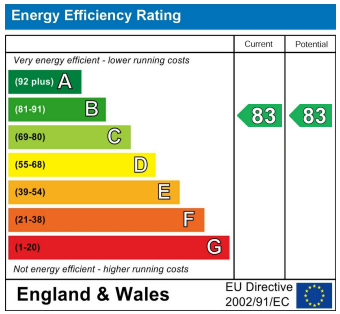
WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.







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