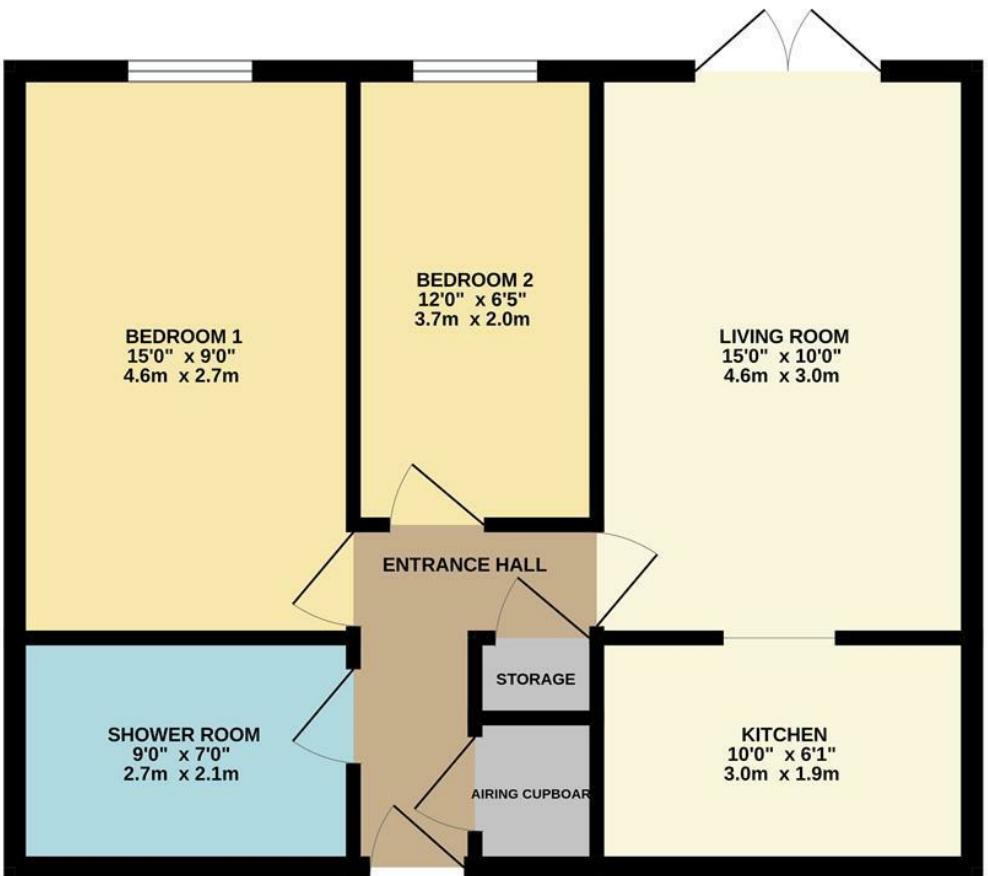


LOWER GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559sq.ft. (51.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate, windows and doors may not be to scale, and rooms are shown in plan only. There may be omissions 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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Council: Epping Forest | Council Tax Band: D | Floor Area: 559.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



CHURCHILL
estates

Albert Road, Buckhurst Hill, IG9 6EF
Offers In The Region Of £235,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222**

Email: **buckhursthill@wearechurchills.co.uk**



Located in the charming Buckhurst Hill, this retirement property offers a serene and comfortable living space for those over 55. The property boasts a spacious reception room, two cozy bedrooms, and a modern bathroom, providing ample space for independent living. One of the highlights of this property is the rare garden access, a true gem in a retirement development. Imagine enjoying your morning coffee in your own little outdoor oasis. The entry phone systems ensure security and peace of mind, while the chain-free status simplifies the buying process. Inside, you'll find a fully fitted kitchen perfect for whipping up your favorite meals, a convenient shower room, and a large lounge area ideal for relaxation. Additionally, the beautiful communal gardens and lounge area offer a lovely space to socialize with fellow residents. Conveniently located near amenities, including the Buckhurst Hill Central Line station and bus links, this property combines tranquility with accessibility. Lease: 57 Years remaining, Service charge: £2,976.00pa, Ground rent: £90pa.

