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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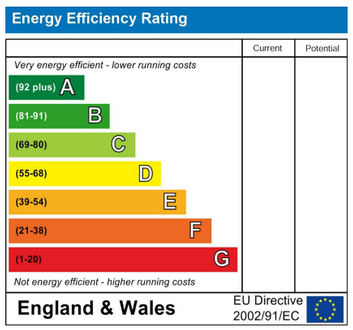
Plan produced using PlanUp.

Regency Lodge

Council: Epping Forest | Council Tax Band: D | Floor Area: 609.00 sq ft



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.

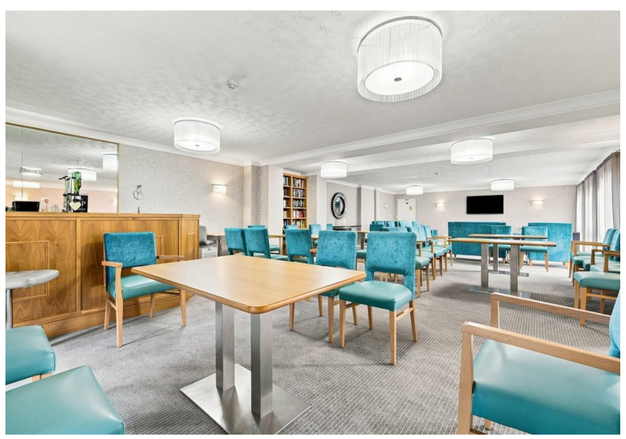
CHURCHILL estates

CHURCHILL estates

Albert Road, Buckhurst Hill, IG9 6EF

Asking Price £300,000 Leasehold

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

Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**

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 neighbours. 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.