



31 Cedar Close, Buckhurst Hill, Essex, IG9 6EJ

Offers in excess of £335,000

Edward Taub are delighted to be able to bring to the market this beautifully presented 2 bedroom ground floor apartment.

The property benefits from a sizeable lounge, newly fitted shower room, residents parking, private front door, and a master bedroom with fitted wardrobes. The property is being offered with a 86 year lease and would make an ideal first time purchase or equally could suit an investor as in our experience these apartments tend to attract good levels of interest from prospective tenants given their location in the immediate area.

Perfectly located for easy access to Buckhurst Hill Central Line station and to Queens Road with its boutique shops, busy restaurants and cafés and Waitrose supermarket. This development is situated in a quiet area off of a residential turning accessed via Buckhurst Way.

Call now for more information and to book your accompanied viewing appointment.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

London Office
33 Cavendish Square
London
W1G 0PW

Head Office
119 High Road
Loughton
IG10 4LT

Contact Details
OFFICE 020 8559 7474
ADMIN 020 8559 2000
FAX 020 8281 7778
www.edwardtaub.co.uk

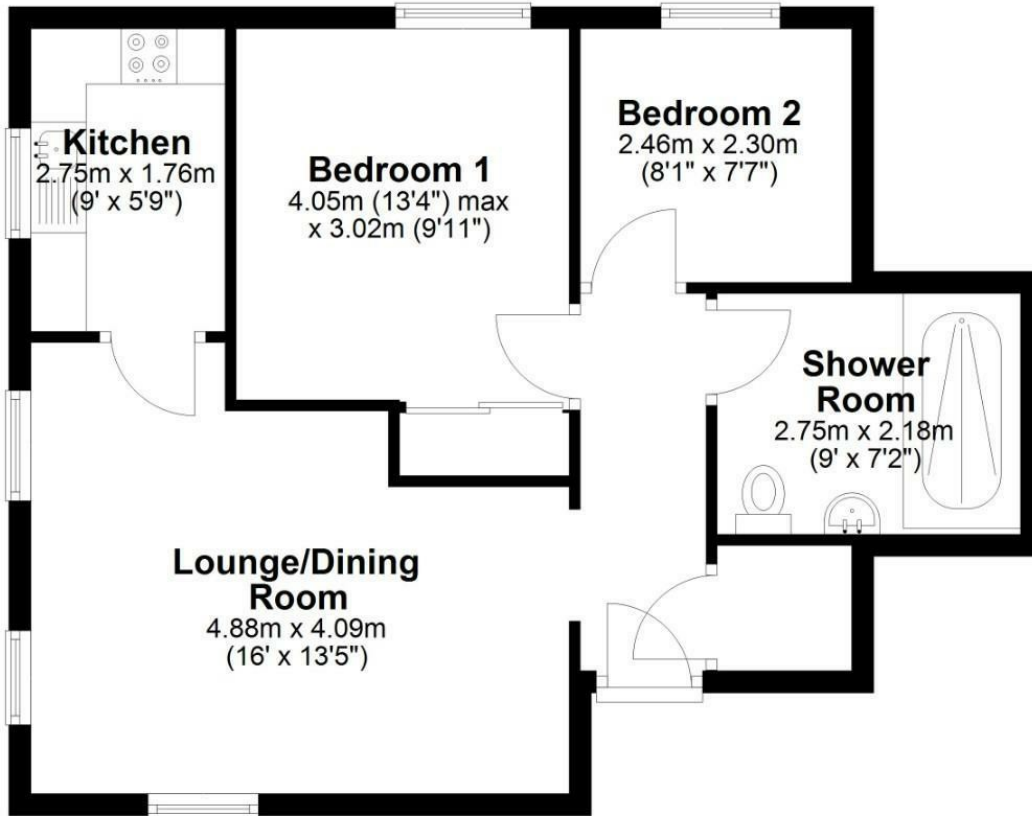


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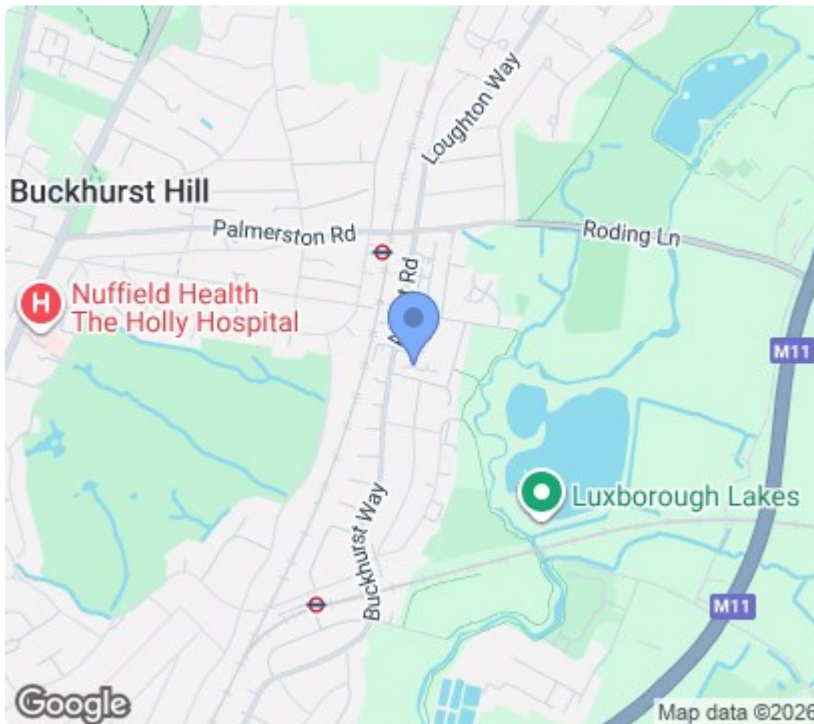


Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



Total area: approx. 52.1 sq. metres (560.5 sq. feet)



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	
59	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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