



St JAMES GATE

**CHURCHILL**  
estates

# Palmerston Road, Buckhurst Hill

Offers In The Region Of  
£274,000

Tenure: Leasehold

Floor Area: 613.00 sq ft

Local Authority: Epping Forest

Council Tax Band: D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Situated in this popular development known as St. James Gate is this spacious two bedroom lower ground floor apartment. Located on one of Buckhurst Hills sought after roads, conveniently you have easy access to public transport such as bus routes and Buckhurst Hill Central Line Station. You are also within walking distance to Queens Road, here are all important amenities such as a supermarkets, pharmacies and post offices, boutiques and restaurants. St. James Gate is a prestigious retirement development for over 60's.

This property has been tastefully decorated by the current owners offering a modern, stylish way of living. This apartment comprises of two double bedrooms with the master complete with built in wardrobe. The living room is bright and spacious benefitting from direct access to the communal gardens. From the hall you have ample storage and access to the bathroom. The kitchen benefits from having plenty of cupboard space and worktop area. Further benefits include a house manager, laundry room, guest suit, emergency care line system and well maintained communal gardens.

Lease: 89 years remaining | service charge: £4317pa





GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613sq.ft. (56.9 sq.m.) approx.  
PLAN NOT TO SCALE FOR INFORMATION ONLY  
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