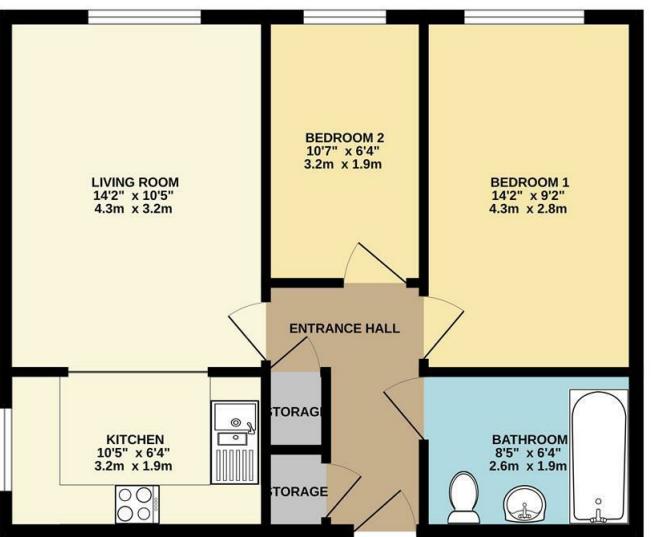




GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



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**Albert Road, Buckhurst Hill, IG9 6EF**  
Asking Price £250,000 Leasehold

Council: Epping Forest | Council Tax Band: D | Floor Area: 570.00 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

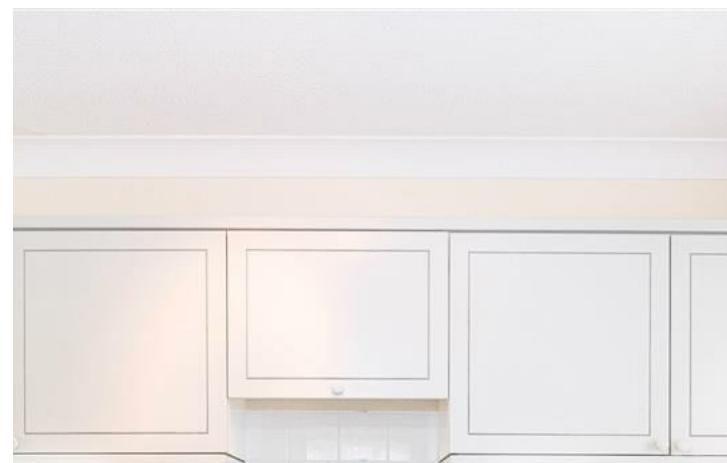
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Located only 0.2 miles from Buckhurst Hill Central Line is the ever popular retirement development, Regency Lodge. Regency Lodge is conveniently situated close to Queens Road where you have access to a variety of amenities including a Waitrose, boutiques, cafes and independent retailers. The grounds of Regency Lodge offer beautiful communal gardens which are maintained to a high standard as well as a summer house, a communal lounge / diner area complemented with a kitchenette and bar. Additionally there is a pool table, guest facilities and hairdressing salon. The development offers the complete freedom of independent living for over 55's whilst also having a warden on site.

This property offers two double bedrooms, good sized bathroom, sizeable lounge and separate kitchen. This property benefits from entry phone systems, lift access and is being offered with no onward chain. Externally there is ample parking for residents.

| Lease: 59 years | Service charge: £3,432.00pa | Ground rent: £75.00pa | EPC: C |