



CHURCHILL
estates



Epping New Road, Buckhurst Hill

Offers In Excess Of
£455,000

Tenure : Leasehold

Floor Area : 893.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Situated in the ever so popular Boleyn Court development we have a immaculate two double bedroom, second floor apartment. The property is located only 0.9miles from the charming Queens Road where you will find all your important amenities such as Waitrose, cafes, boutiques and other independent retail shops. For the ease of commuters there are fantastic public transport links such as Buckhurst Hill Central Line Station, bus routes and easy access to the M25 and M11. The area is particularly known for its highly rated Primary and Secondary schools. There many things to do in Buckhurst Hill, one of our favourites is exploring Epping Forest and Knighton Woods just a short walk from your front door.

The Internal accommodation boasts two double bedrooms with a en-suite shower to the master and walk in wardrobe. The lounge is an exceptional size measuring approximately 22ft and benefits from having a private balcony. Leading from the lounge to a separate kitchen you are offered plenty of cupboard space and work top area. Further benefits include 1 allocated parking space, telephone entry system, communal gardens which include a BBQ area and tennis courts, on site porter and lift access to all floors.

Annual service charge £2,476.00 | Annual ground rent £150.00 | Lease 90 years |

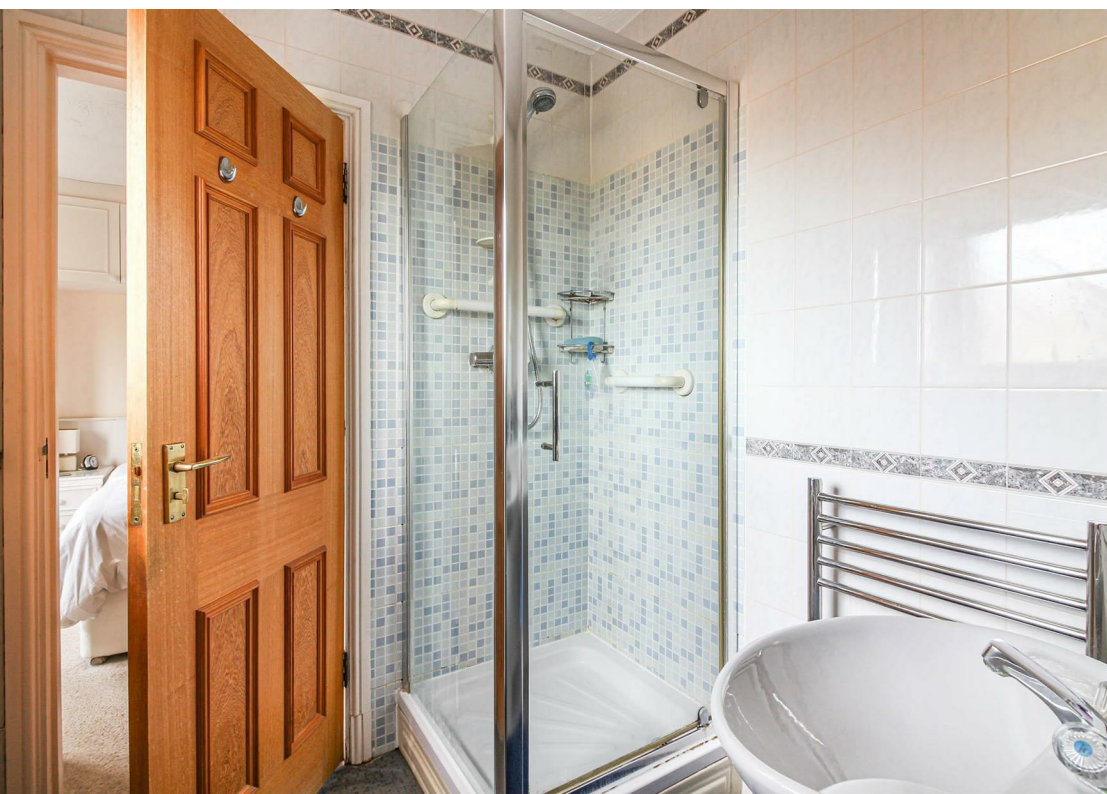




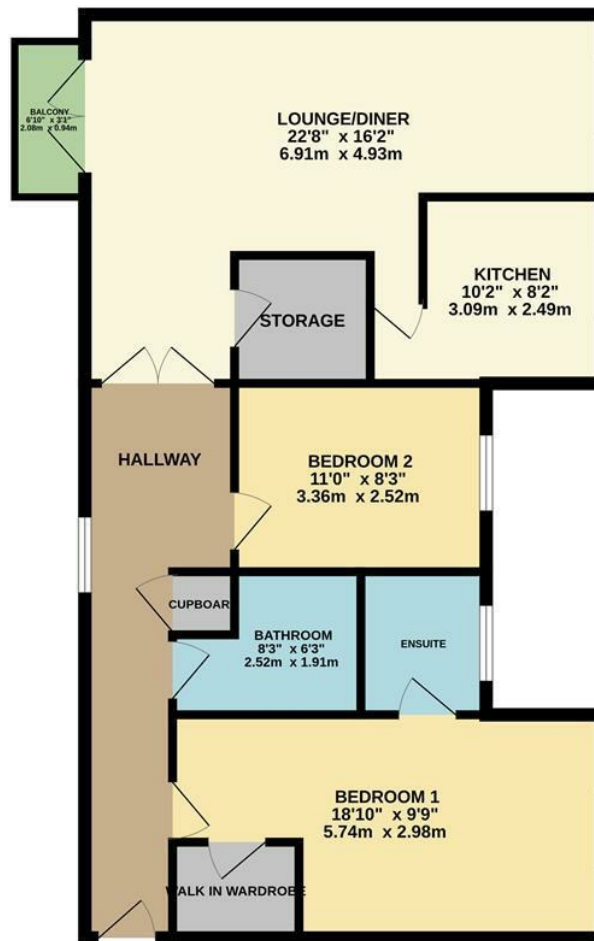


- Gated Development
- 2 Double Bedrooms
- 1x Allocated Parking & Visitor Parking
- Private Balcony
- Council Tax Band: E
- Phone Entry System/Lift Access
- Ensuite Shower To Master
- Communal Gardens With Tennis Courts & BBQ Area
- Amenities Close By
- EPC: TBC





SECOND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.
PLAN NOT TO SCALE FOR INFORMATION ONLY
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To view call **0208 504 2222**

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