



Approximate Gross Internal Area 482 sq ft - 45 sq m



Ground Floor

Council: Epping Forest | Council Tax Band: B | Floor Area: 482.00 sq ft

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		
England & Wales	EU Directive 2002/91/EC	
	74	76



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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Lower Queens Road, Buckhurst Hill, IG9 6DL
Offers In Excess Of £245,000 Leasehold

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



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



This charming ground floor flat presents an excellent opportunity for both first-time buyers and investors. The property boasts a spacious lounge that is bathed in natural light, creating a warm and welcoming atmosphere. The fully fitted kitchen is both practical and stylish. This one-bedroom flat features a well-appointed bathroom and ample storage throughout, ensuring that all your needs are met. The property benefits from a long lease and a low service charge, making it an attractive option for those looking for a hassle-free living experience. Additionally, it is being offered chain free, allowing for a smooth and swift transaction. Convenience is at your fingertips with local amenities right on your doorstep, and the vibrant Queens Road is just moments away, offering a variety of shops, cafes, and restaurants. For commuters, the central line station is merely a stone's throw away, providing easy access to London and beyond. In summary, this purpose-built flat is a delightful find in a sought-after location, combining comfort, convenience, and value. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this flat is sure to impress.

