



SECOND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462sq.ft. (42.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The actual layout and dimensions may vary from the floorplan and no guarantee is given as to their accuracy or efficiency can be given.  
Made with Floorplan 2020

Council: Epping Forest | Council Tax Band: C | Floor Area: 462.85 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Albert Road, Buckhurst Hill, IG9 6EF  
Asking Price £140,000 Leasehold

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



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





Welcome to Regency Lodge, a delightful retirement apartment located on Albert Road in the charming area of Buckhurst Hill. This well-appointed second-floor apartment offers a comfortable living space of 463 square feet, ideal for those over the age of 55 seeking a peaceful and supportive community. Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The modern, fully fitted kitchen is designed for convenience and functionality, making meal preparation a pleasure. The bedroom is generously sized and features built-in wardrobes, ensuring ample storage for your belongings. The shower room is well-maintained and designed for ease of use. Regency Lodge boasts a range of excellent communal facilities, including a lounge with a bar area, where residents can socialise and enjoy each other's company. The beautifully maintained communal gardens offer a tranquil outdoor space to unwind and appreciate nature. The property is equipped with an entry phone system for added security and peace of mind, and residents will benefit from lift access to all floors, making it wheelchair friendly. Conveniently located, this apartment is close to local amenities and public transport links, ensuring that you have everything you need within easy reach. The property is offered chain free, allowing for a smooth and straightforward purchase process. This charming apartment at Regency Lodge presents an excellent opportunity for those looking to embrace a vibrant retirement lifestyle in a supportive community. Don't miss the chance to make this lovely space your new home. Lease 57 years remaining, service charge: £2979 per annum, ground rent: £75 per annum.

