



CHURCHILL
estates



Epping New Road,
Buckhurst Hill

Guide Price £525,000

Tenure : Leasehold

Floor Area : 1057.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 3

Receptions : 1

Bathrooms : 2



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 	



GUIDE PRICE £525,000 - £550,000

Situated within the highly desirable Boleyn Court, this well presented, three bedroom, ground floor apartment offers comfortable living within a secure, gated development. The property benefits from a concierge service, visitor parking and an extended lease, while the gated setting provides residents with an added sense of security and peace of mind.

Residents also have access to a range of excellent communal facilities, including tennis courts, a dedicated BBQ area and plenty of attractive green space, making it ideal for relaxing and enjoying the outdoors.

Upon entering the apartment, you are welcomed by a spacious and inviting hallway, providing access to the main living accommodation. The generously proportioned living room offers plenty of space for both comfortable seating and a dedicated dining area, while the added benefit of access to a private balcony that overlooks the developments communal grounds which provides an ideal space to relax and enjoy some fresh air. Located just off the living room is the well-appointed kitchen, offering an excellent amount of worktop space, ample storage and a range of integrated appliances, making it both practical and functional for everyday living.

The property boasts three well proportioned bedrooms. The master bedroom benefits from the added convenience of a private en-suite shower room, while the second double bedroom also offers generous dimensions, providing plenty of space for bedroom furniture, additional storage and benefits from direct access to a second balcony.

Further benefits include a separate family bathroom, useful storage cupboards, one allocated parking space and a private garage. The property is also offered to the market **CHAIN FREE!**

Ideally positioned within a short walk of Queens Road, the property is perfectly placed to enjoy a variety of independent retailers, local cafés, restaurants and other amenities, all within easy reach.

Early viewing is highly recommended to fully appreciate all that this apartment has to offer.







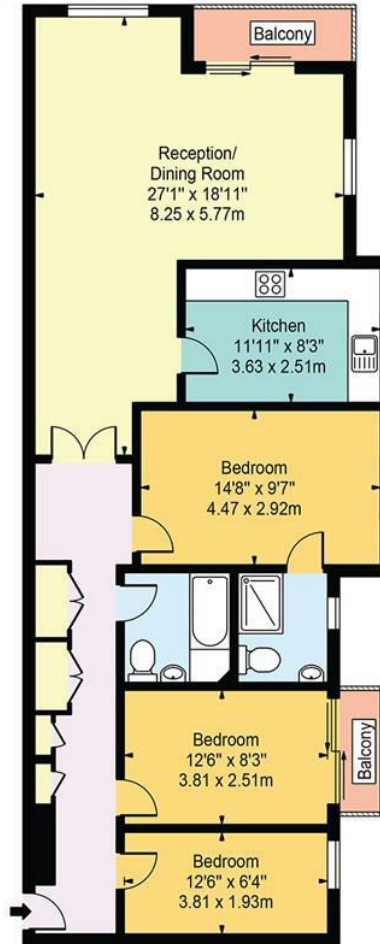
- Three Bedroom
- Gated Development with Concierge
- Garage
- Impressive Communal Grounds Including Tennis Courts & BBQ Area
- Phone Entry System
- En-suite to Master Bedroom
- Two Balconies
- Chain Free
- Ground Floor
- Allocated Parking





Henry Lodge, Boleyn Court

Approx. Gross Internal Area 1057 Sq Ft - 98.20 Sq M



Sixth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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To view call **0208 504 2222**

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