



CHURCHILL
estates



Boleyn Court, Buckhurst Hill

Offers In Excess Of
£400,000

Tenure : Leasehold

Floor Area : 853.00 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



Boleyn Court, set within a gated development which boasts expansive communal grounds including tennis courts, BBQ area and vast open green space, right on your doorstep. Located on the first floor with lift access and spanning an impressive 853ft, this well proportioned apartment comprises a spacious reception room with ample space to dine and doors leading to your own private balcony. The galley-style kitchen, generous in size offers plenty of cupboard and worktop space. Both bedrooms are well-proportioned double rooms with the master bedroom benefitting from built-in wardrobes and en-suite. Additionally, there is a family bathroom. Further benefits include allocated parking, concierge and is being offered CHAIN FREE.

You are conveniently located just a short walk from Buckhurst Hill's famous Queens Road, where you will find an array of restaurants, cafés, independent retailers, Waitrose Supermarket and Buckhurst Hill Central Line Station. Epping forest and Knighton Woods are also located nearby, which is perfect for nature lovers. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.





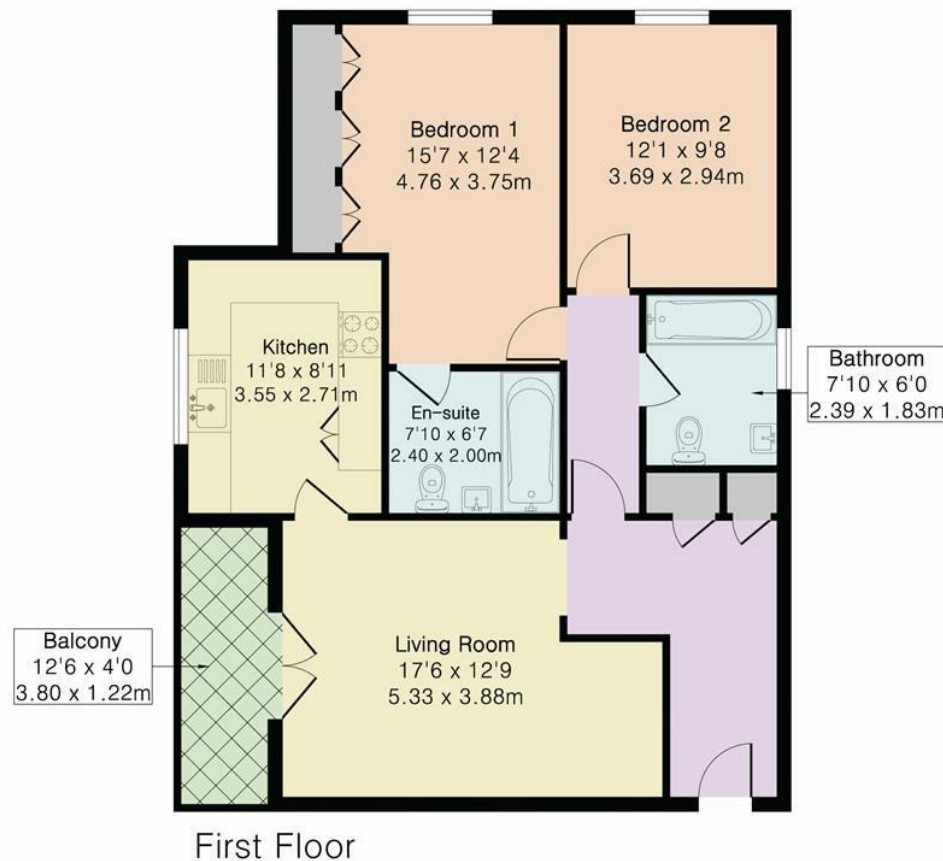


- Chain Free
- Allocated Parking
- Expansive Communal Grounds Including Tennis Court & BBQ Area
- En-suite to Master Bedroom
- Spacious Reception Room
- Gated Development With Concierge
- First Floor Apartment with Lift Access
- Two Double Bedrooms
- Short Walk to Queens Road Amenities & Central Line Station





Approximate Gross Internal Area 853 sq ft - 79 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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