



## Kings Place, Buckhurst Hill, IG9 5HR

Offers In Excess Of £375,000

- Two Bedroom Apartment
- Open plan living/dining/kitchen
- Secure gated parking
- Nearby Central Line station and Transport links
- Offered Chain Free
- Main Bedroom with en suite shower
- High Street Location
- Lease 974 yrs, Service charge £3500, Ground rent £175pa

# Kings Place, Buckhurst Hill, IG9 5HR

Nestled in the heart of Buckhurst Hill, this charming Apartment on Kings Place presents an excellent opportunity for first-time buyers and investors alike. Built in 2001, the property boasts a modern layout and is offered chain free, ensuring a smooth transition for its new owners.

This spacious Apartment features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is compact with integrated appliances and ample storage. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The two bathrooms add convenience, making it ideal for families or those who appreciate extra privacy.

Situated in a vibrant high street location, with two allocated parking spaces, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and transport links. This prime position not only enhances the lifestyle of its occupants but also adds to the property's investment potential.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this house in Buckhurst Hill is a remarkable choice. Don't miss the chance to make this delightful home your own.

Lease Length 974 years remaining / Ground Rent £175.00pa / Service Charge £3,500



Council Tax Band: E



Hallway

Lounge Area

3.62 x 3.80 (11'10" x 12'5")

Kitchen

2.54 x 1.87 (8'3" x 6'1")

Dining Area

2.54 x 3.24 (8'3" x 10'7")

Bedroom One

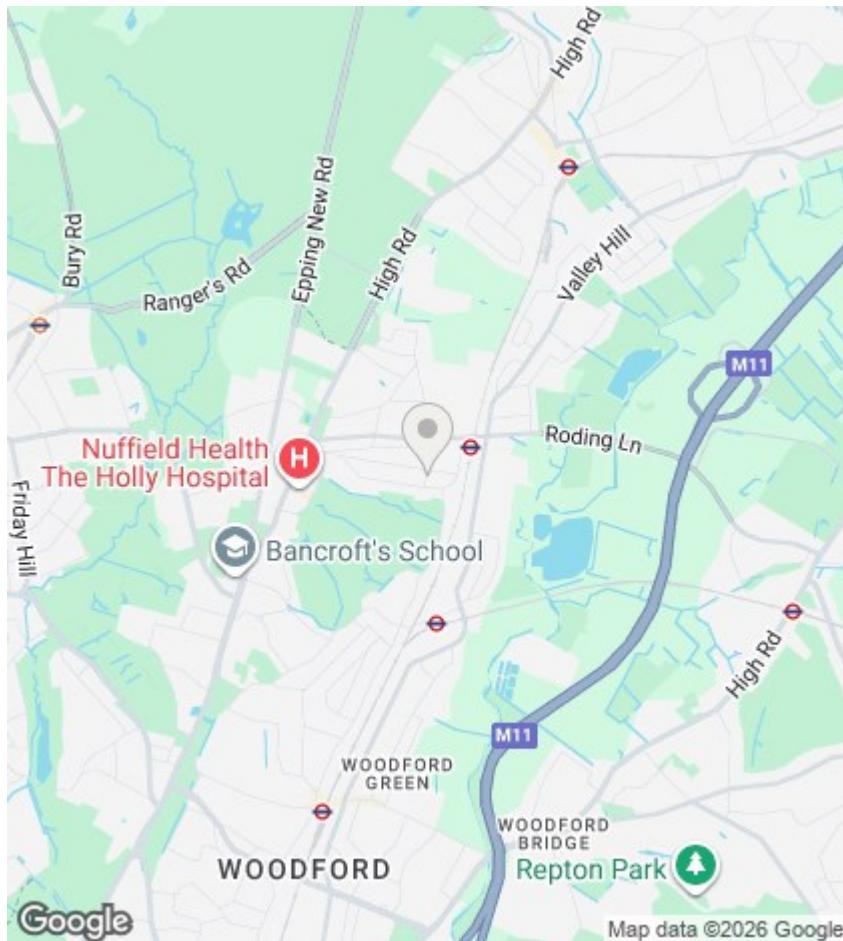
3.30 x 3.74 (10'9" x 12'3")

Bedroom Two

4.18 x 2.93 (13'8" x 9'7")

Bathroom

3.05 x 2.02 (10'0" x 6'7")



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

## EPC Rating

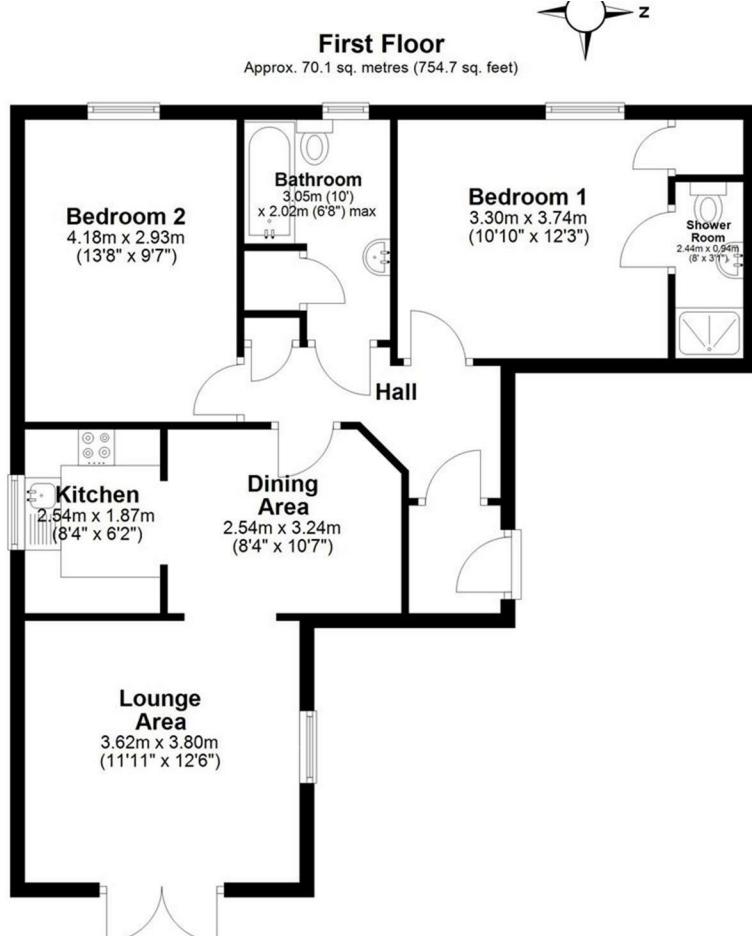
C

## Council Tax Band

E

## Viewings

Viewings by appointment only.  
Call 0203 937 7733 to make an appointment.



**CAPLEN**