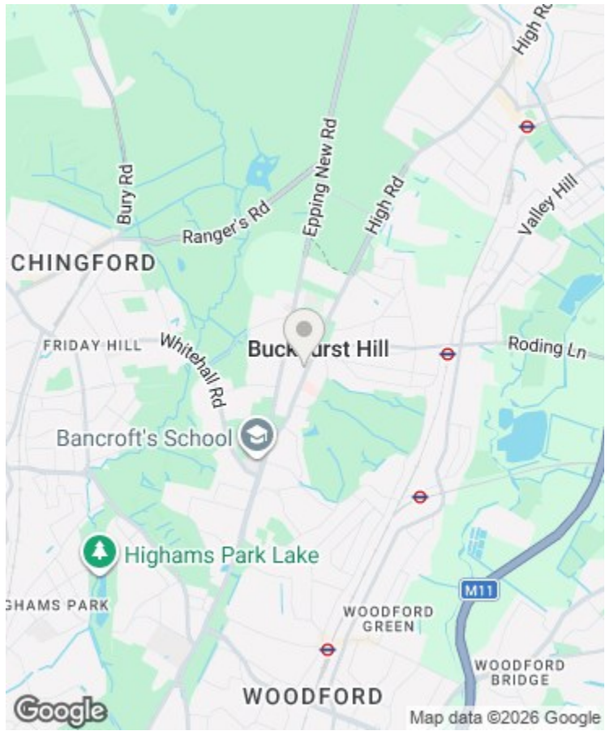
william rose



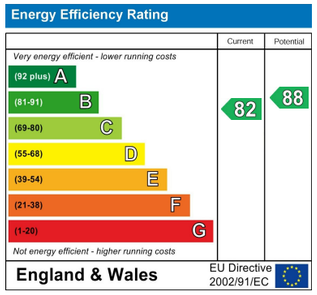
Directions

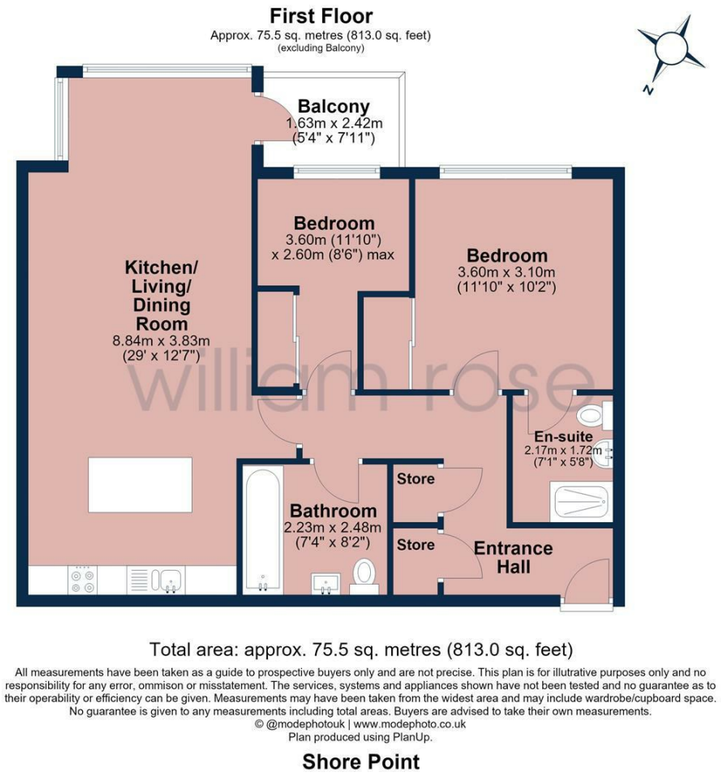
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B





Total area: approx. 75.5 sq. metres (813.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Shore Point









25 Shore Point, Buckhurst Hill, IG9 5JE

Guide Price £400,000

- *Guide price £400,000 - £425,000*
- 2 bedrooms, 2 bathrooms
- Balcony
- Underground gated parking
- En suite off master
- Popular gated development
- Close to Buckhurst Hill station
- Lift
- Fitted kitchen with island
- Entry phone system

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

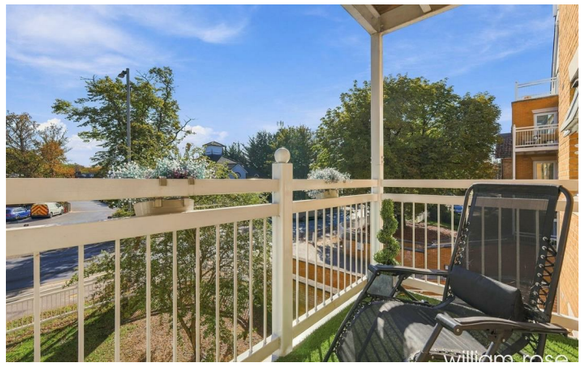
475 High Road, Woodford Green, Essex, IG8 0XE
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25 Shore Point, Buckhurst Hill IG9 5JE

Guide price £400,000 - £425,000 This stylish two-bedroom, two bathrooms modern apartment is set within the popular Shore Point development in the heart of Buckhurst Hill, offering spacious and contemporary accommodation within a secure gated setting.

2 | 2 | 1 | B | Council Tax Band: E







Shore Point is set back from the High Road and is a well-maintained development benefiting from secure gated access, lift service and allocated underground parking.
Internally, the property offers a bright and spacious open-plan kitchen/living area, featuring a modern fully fitted kitchen with central island, flowing seamlessly into a generous lounge and dining area positioned within the bay window.

One of the standout features is the good-sized private balcony, enjoying views across the front aspect and providing the perfect space to sit, relax and unwind during the warmer months.
There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, complemented by a separate main bathroom.
Residents also have access to communal outdoor areas to the rear of the building, providing further space to enjoy.

Perfectly positioned for commuters and local amenities, the apartment is just a short stroll from Buckhurst Hill Central Line station and Queens Road, home to an excellent selection of independent shops, cafés, restaurants and boutiques. The development is also ideally located on the edge of Epping Forest, offering miles of woodland walks and outdoor activities.
An excellent opportunity for first-time buyers, commuters or investors, combining modern, secure living with a highly convenient location in the heart of Buckhurst Hill.

Disclaimer

LEASEHOLD
Lease Length: 977 years remaining
Service Charge: £3120
Ground Rent: £250

EPC Rating: B
Council Tax Band: Epping Forest E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.