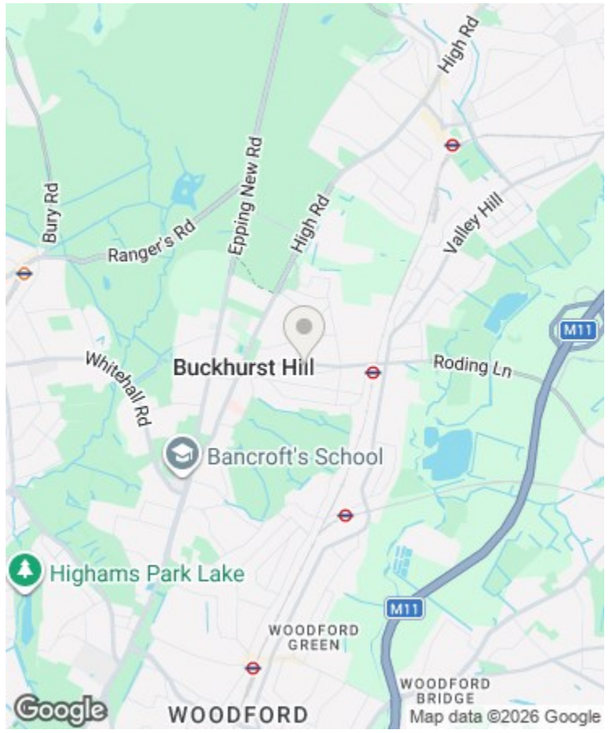
william rose



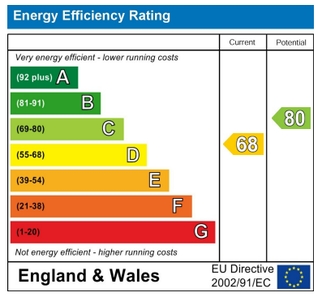
Directions

Viewings

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

EPC Rating

D





Total area: approx. 61.3 sq. metres (659.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative 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.

Raybourne Court









Flat 3, Rayburne Court Palmerston Road, Buckhurst Hill, IG9 5NS

Guide Price £375,000

- Guide Price £375,000 - £400,000
- Share of freehold
- Garage
- No chain
- Popular location
- Short walk to Central Line
- 2 bedroom apartment
- Residential parking
- Short walk to Queens Road
- Entry phone system

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

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Rayburne Court Palmerston Road, Buckhurst Hill IG9 ENS

A beautifully presented two bedroom first floor apartment, situated within a sought-after development, ideally positioned moments from Buckhurst Hill Central Line station and the popular Queens Road.

2 | 1 | 1 | D | Council Tax Band: C







This bright and spacious apartment, offering well proportioned accommodation, a stylish modern kitchen, two double bedrooms, a generous lounge/dining room, communal gardens, residents' parking and a garage en bloc.

The property is accessed via a welcoming entrance hallway, leading through to a wonderfully bright and spacious lounge/dining room. Enjoying a southerly aspect, this inviting reception space benefits from excellent natural light and offers ample room for both comfortable seating and a dedicated dining area.

The adjoining kitchen has been tastefully fitted with a contemporary units, combining crisp white wall cabinets with contrasting dark blue base units, complemented by white worktops and metro-tiled splashbacks. Integrated appliances include a fridge freezer, washing machine and dishwasher, creating a practical yet stylish space.
Both bedrooms are generously proportioned double rooms, offering plenty of flexibility for bedroom furniture, wardrobes or a home-working arrangement. A modern family bathroom completes the accommodation.

Rayburne Court is an attractive private development comprising just six apartments,. Residents benefit from a communal parking area, while the apartment also comes with the added advantage of a garage en bloc, providing valuable additional parking or storage space.

Rayburne Court occupies a highly convenient position in the heart of Buckhurst Hill, just a short walk from the Central Line station and the vibrant Queens Road.
Queens Road offers an excellent selection of independent boutiques, cafés, restaurants and everyday amenities, including Waitrose, creating a lively village-style atmosphere.
Buckhurst Hill remains one of the area's most desirable locations, particularly popular for its excellent transport connections, well-regarded schools and proximity to Epping Forest, which provides wonderful opportunities for walking, cycling and enjoying the outdoors.
For commuters, Buckhurst Hill Central Line station provides direct connections towards the City and West End, with onward links to Canary Wharf. The M11, M25 and surrounding road networks are also easily accessible.

An excellent opportunity to acquire a spacious, well-presented apartment in one of Buckhurst Hill's most convenient and sought-after locations, ideal for first-time buyers, downsizers and commuters alike.

Disclaimer

SHARE OF FREEHOLD
Lease Length: Approx. 950
Service Charge: £1772

EPC Rating: D
Council Tax Band: Epping Forest C

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.