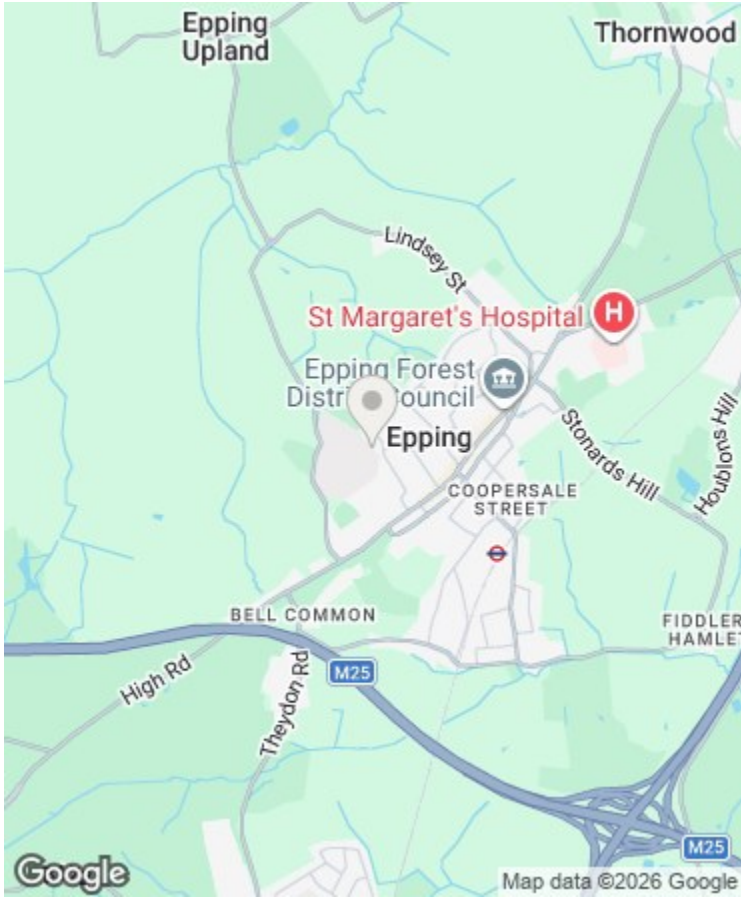




Directions

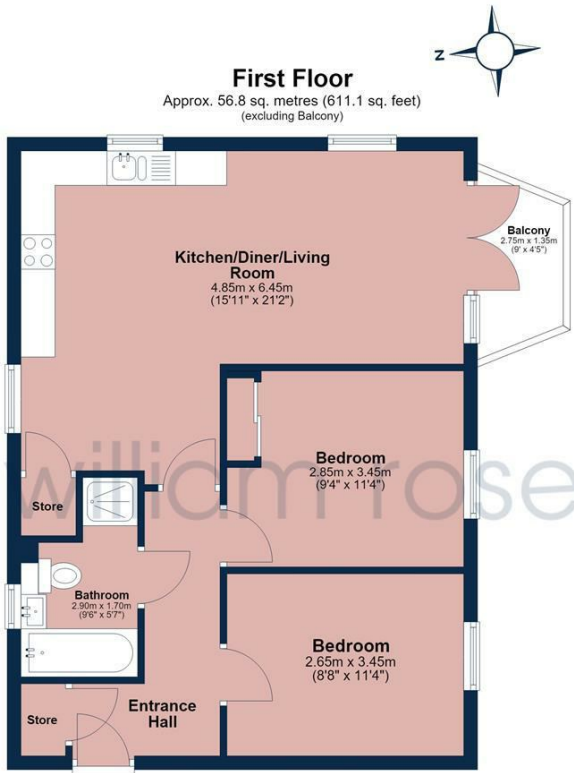
Viewings

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

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	



Total area: approx. 56.8 sq. metres (611.1 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, omission 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.

Buckingham Road



63 Buckingham Road, Epping, CM16 5AF

Guide Price £350,000

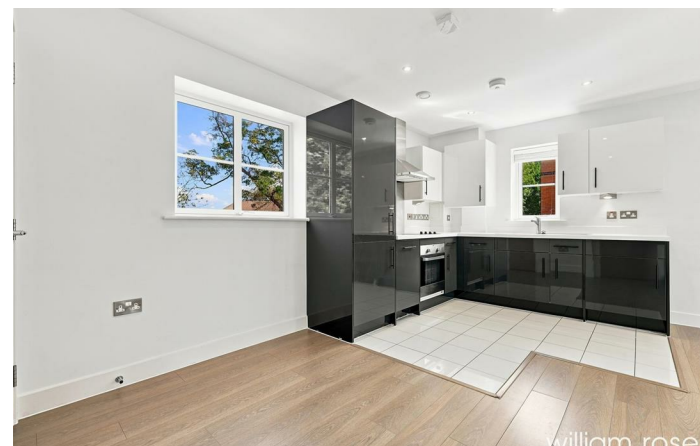
- Guide Price £350,000 - £375,000
- Spacious open-plan kitchen/lounge
- Balcony
- Short walk to High Street
- Good condition
- Two-bedroom first-floor apartment
- No chain
- Allocated parking space
- Close to Central Line
- Bright and spacious

63 Buckingham Road, Epping CM16 5AF

Situated on popular Buckingham Road, this well-presented two bedroom first-floor apartment offers bright and modern accommodation, ideally positioned for Epping High Street and Central Line station.



Council Tax Band: E



Guide Price £350,000 - £375,000

Sold chain free is this modern apartment, the heart of the property is the impressive open-plan kitchen, dining and living area, creating a fantastic space for both everyday living and entertaining. The contemporary fitted kitchen offers a range of storage and integrated appliances, while the generous living area benefits from plenty of natural light, creating a bright and welcoming feel. The property also benefits from having a good size balcony off the lounge.

The apartment offers two well-proportioned bedrooms, providing flexibility for couples, young families or those requiring a home office. A modern family bathroom completes the internal accommodation.

Externally, the property benefits from the added convenience of an allocated parking space, a particularly valuable feature in such a central location.

Buckingham Road is superbly positioned within easy reach of Epping High Street, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Epping Central Line station is also within walking distance, providing direct connections into the City and West End, making this an excellent choice for commuters.

With its combination of modern accommodation, two bedrooms, allocated parking and a highly convenient location, this attractive apartment would make an ideal first-time purchase, investment or downsize.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 115 year lease remaining

Service Charge: £2743 pa

Ground Rent: £100 pa

EPC Rating: C

Council Tax Band: E - Epping Forest

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.