



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		77	78
(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	



Ground Floor
Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 39.3 sq. metres (423.5 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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Bancroft Court



Flat 3, Bancroft Court Epping New Road, Buckhurst Hill, IG9 5JB

£1,400 Per Calendar Month

- One-bedroom apartment
- Private balcony
- Modern bathroom suite
- Quiet residential setting
- Allocated private parking
- Bright and spacious lounge/diner
- Well-proportioned double bedroom
- Popular and well-maintained development
- Excellent access to Central Line stations
- Easy reach of Epping Forest

Bancroft Court Epping New Road, Buckhurst Hill IG9

CID

A well-located ground floor one-bedroom apartment offering comfortable living space, a private balcony and easy access to Buckhurst Hill and surrounding areas.



Council Tax Band: C



A well-presented one-bedroom apartment located on the ground floor of the popular and well-maintained Bancroft Court, ideally positioned on Epping New Road and offering excellent access to Buckhurst Hill and the surrounding areas.

The property offers approximately 423 sq. ft. (39.3 sq. m.) of well-laid-out accommodation. The apartment comprises a bright and spacious lounge/diner, providing comfortable living and dining space and benefiting from direct access to a private balcony, ideal for outdoor seating. The kitchen area is conveniently positioned off the living space, offering practical storage and worktop space.

The double bedroom is generously sized and offers ample room for wardrobes and additional furniture. The bathroom is fitted with a white suite, including a bath with overhead shower.

There is one allocated private parking space with the apartment.

Further benefits include well-maintained communal areas and a quiet residential setting. The property is conveniently located for Buckhurst Hill Central Line station, providing direct access into the City and West End, while local shops, amenities and the open green spaces of Epping Forest are all within easy reach.

This property is ideal for a professional single occupant or couple looking for a well-located and comfortable home.

Early viewing is highly recommended.