



## Seymour Lodge, Boleyn Court, Buckhurst Hill

Asking Price £500,000 Leasehold

- Three-bedroom apartment
- Second floor
- Allocated parking
- Chain free
- Prestigious gated development
- Two balconies
- Stunning communal gardens
- 0.8 miles to Buckhurst Hill underground station

*Set within the highly sought-after and securely gated Seymour Lodge development, Petty Son and Prestwich are delighted to offer for sale this well-presented three-bedroom, second-floor apartment, delivering a superb blend of style, space, and security.*

Boasting immaculately maintained communal gardens, private tennis courts, a dedicated BBQ area, and ample parking (with one allocated space plus generous visitor parking), this property is more than a home, it's a lifestyle choice. Accessed via an immaculate communal staircase or lift, the apartment opens into a spacious hallway with abundant storage.

The principal bedroom features a modern en-suite shower room, whilst the second bedroom enjoys balcony access, and a modern family bathroom serves guests and additional bedrooms.

This prestigious apartment features a spacious L-shaped lounge/diner with elegant light parquet wood flooring and direct access to a private balcony, perfect for morning coffee or evening relaxation. The modern kitchen is fitted with sleek handleless white gloss cabinets, contrasting dark grey base units and integrated appliances, which include a built-in microwave and double oven.

Further highlights include an entry phone system, a chain-free sale, and the convenience of being just 0.8 miles from Buckhurst Hill Central Line Station, offering swift access into London. You are also just 0.6 miles from Queens Road, which is a fantastic High Street, bursting with exciting restaurants, trendy cafes, boutiques, and Waitrose supermarket. This is a rare opportunity to own a home in one of the area's most prestigious developments - perfect for professionals, downsizers, or anyone seeking low-maintenance luxury in a prime location.

EPC Rating: D67

Council Tax Band: E

Lease Information: 125 years from 22nd February 1988 (88 years currently remain)

Service Charge: £3200 (reviewed annually)

Ground Rent: £150 per annum

Reception/ Dining Room

29'5" x 18'11"

Kitchen

11'10" x 8'7"

Bedroom

15'1" x 9'6"

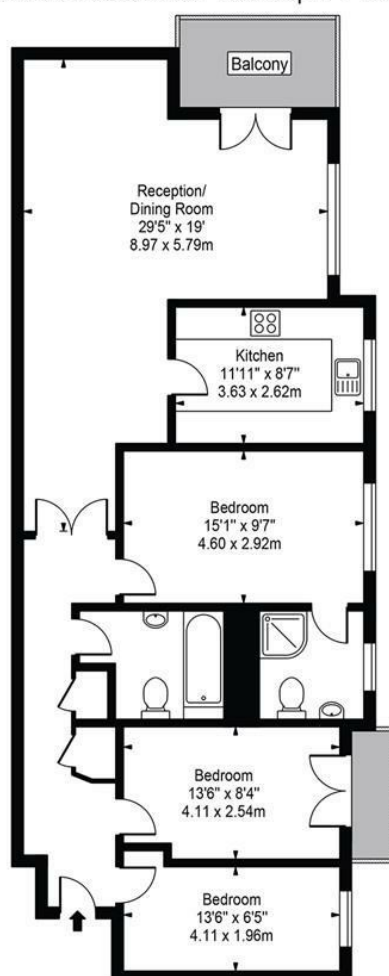
Bedroom

13'5" x 8'3"

Bedroom

13'5" x 6'5"

**Seymour Lodge**  
Approx. Gross Internal Area 1085 Sq Ft - 100.80 Sq M



**Second Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.