



Epping New Road, Buckhurst Hill, IG9

**Knigh**tonS



# Offers In The Region Of £460,000 Leasehold

- GATED DEVELOPMENT - TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
- COMPLETELY REFURBISHED IN LAST 3 YEARS - NEW KITCHEN, BATHROOM & EN-SUITE.
- REDECORATED AND NEW FLOORING THROUGHOUT
- UNDER FLOOR HEATING & DOUBLE GLAZED
- BALCONY & ALLOCATED PARKING FOR 1 CAR + VISITORS PARKING
- EXTENSIVE COMMUNAL GARDENS AND TENNIS COURTS

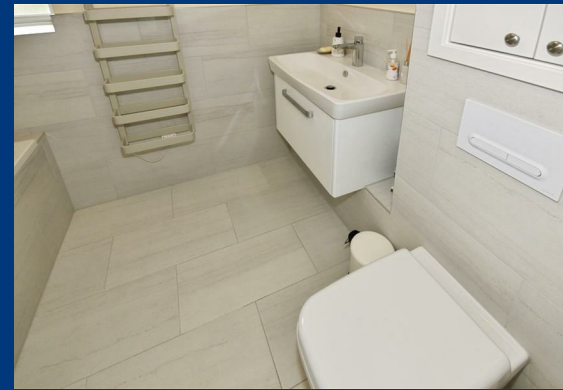
As sole agents we are pleased to offer this apartment located in Boleyn Court on the Epping New Road, Buckhurst Hill, is this splendid second-floor apartment offers a perfect blend of modern living and convenience. The property boasts two generously sized double bedrooms, including a master suite with an en-suite shower room, alongside a well-appointed family bathroom.

Having undergone a complete refurbishment within the last three years, the apartment features a brand-new kitchen, stylish bathrooms, fresh decor, and contemporary flooring throughout. The inviting reception room opens onto a charming balcony, providing a delightful space to relax and enjoy the views.

Residents will appreciate the added benefits of living in a gated development, which includes secure entry via a concierge service and an entryphone system for peace of mind. The property also comes with one allocated parking space, ensuring that your vehicle is safely housed.

For those who enjoy outdoor activities, the communal gardens and two tennis courts offer excellent opportunities for leisure and recreation. The location is particularly advantageous, as it is within walking distance to local shops and transport links, with the nearest Central Line station, Buckhurst Hill, just a short stroll away.

This apartment is an ideal choice for anyone seeking a modern, secure, and conveniently located home in a vibrant community. Don't miss the chance to make this exceptional property your own.



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Access

ENTRANCE HALLWAY

LIVING ROOM  
18'6" x 12'7" (5.643 x 3.849)

KITCHEN  
8'9" x 11'9" (2.689 x 3.584)

BEDROOM ONE  
10'5" to wardrobe x 15'7" (3.180 to  
wardrobe x 4.754)

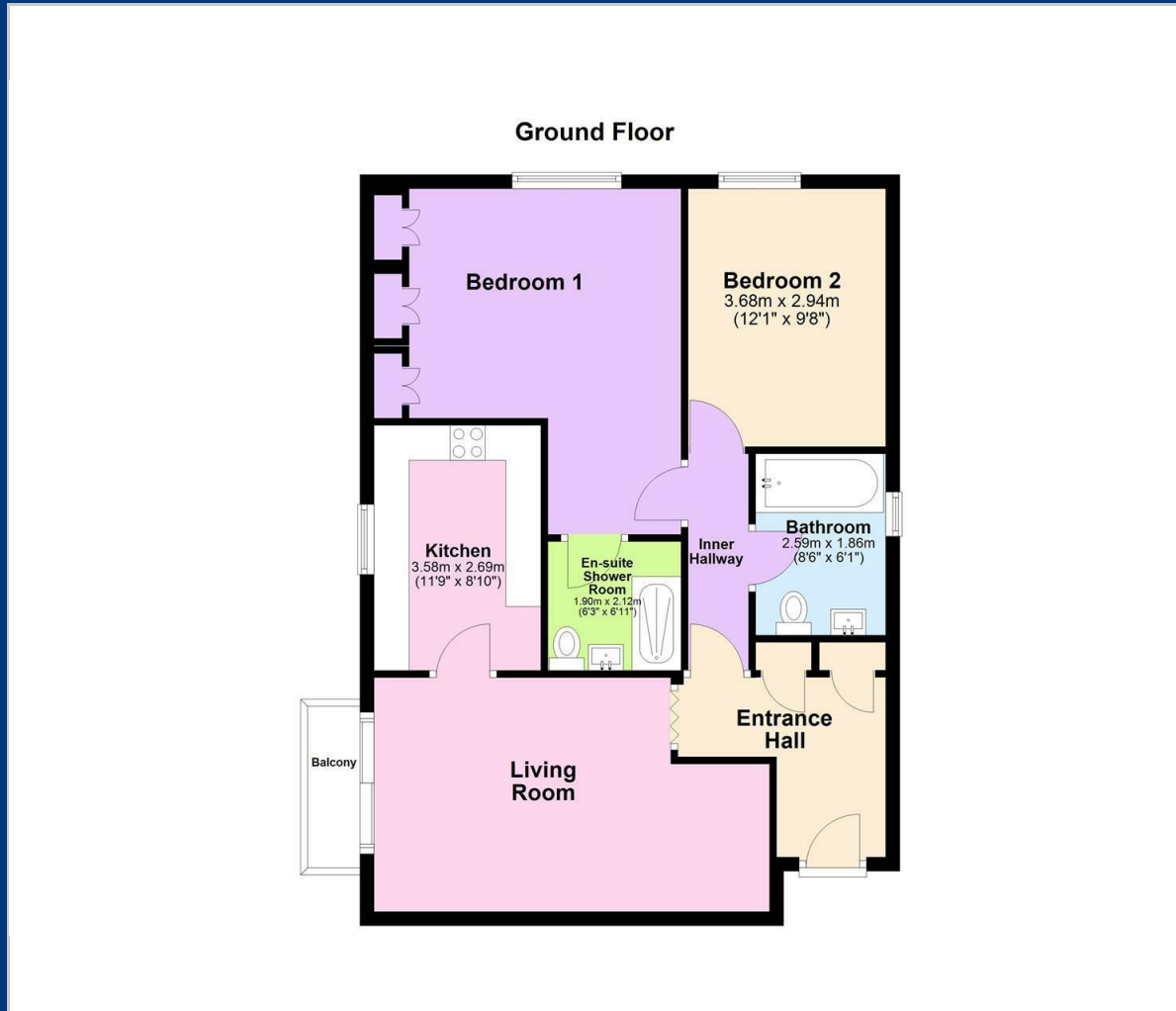
BEDROOM ONE EN-SUITE SHOWER  
ROOM  
5'6" x 6'11" (1.700 x 2.117)

BEDROOM TWO  
9'7" x 12'0" (2.944 x 3.679)

BATHROOM  
5'11" x 7'9" (1.823 x 2.370)



## Floor Plan



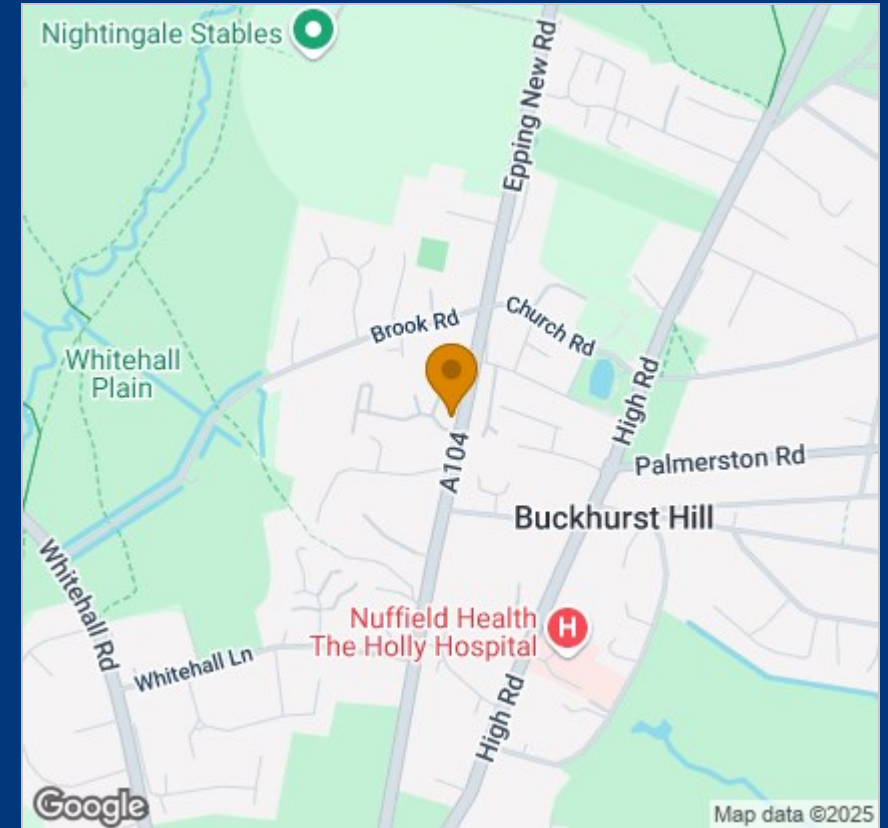
## Viewing

Please contact our Buckhurst Hill Office on +4420 8559 2211 if you wish to arrange a viewing appointment for this property or require further information.

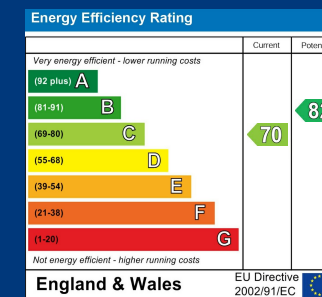
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## Area Map



## Energy Efficiency Graph



Local Authority: Epping Forest District Council  
 Council Tax Band: E  
 Service Charge:  
 Ground Rent: