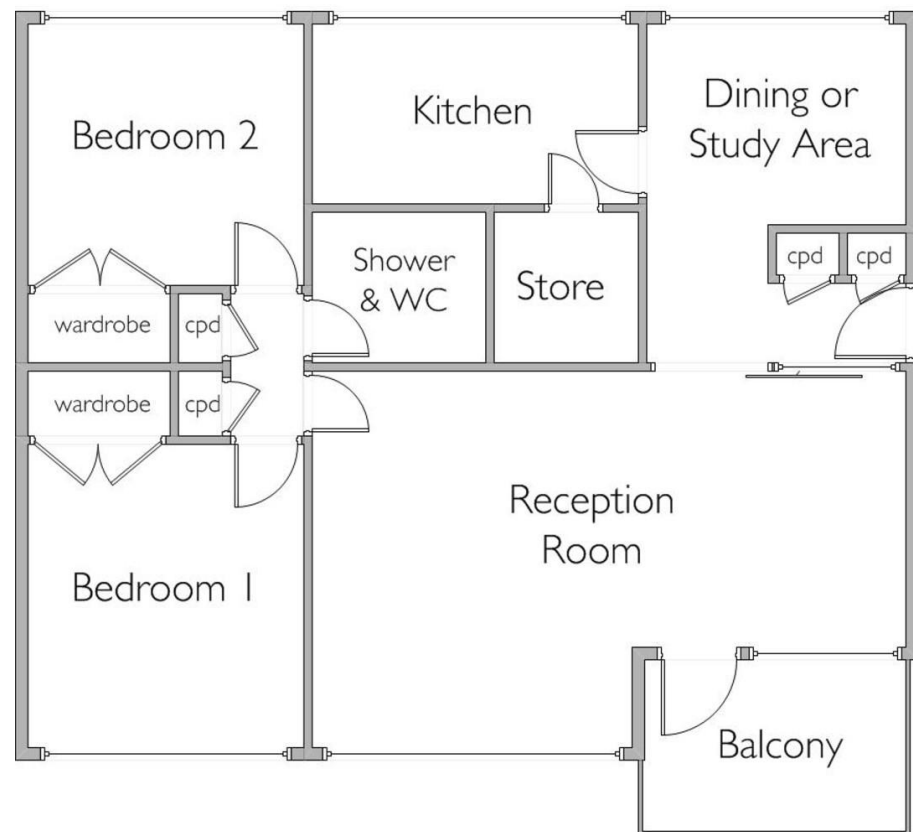


Gross Internal Floor Area:
Approximately 971 sq.ft. / 90 sq.m.



FREE MARKET APPRAISAL

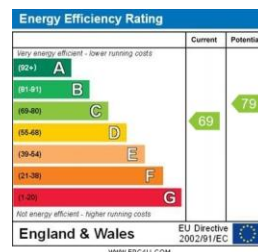
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



@StevenetteandCoLLP

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Sedley House, 136 Church Hill, Loughton,
Essex, IG10 1LJ
Tel: 020 3657 6576
Email: enquiries@stevenette.com



9 Hurstcombe, Whitehall Lane,
Buckhurst Hill, IG9 5JD
£430,000



EXTERIOR

The apartments are arranged in a rough 'L-shape' with areas of grounds and walkways including steps down to the parking area and garages en-bloc.

GARAGE

17' 7" x 8' 4" (5.36m x 2.54m)

TENURE

We understand the property to be leasehold - share of Freehold. The lease is understood to be 999 years from 01/06/03 and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Redbridge London Borough Council. The property is shown in Council Tax band 'E'.



SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for St John's Church of England Voluntary Controlled Primary School & Trinity Catholic High School.

SERVICE CHARGES

A service charge to cover maintenance and electricity for communal areas, management of the block and buildings insurance is payable. The current level is understood to be in the region of £2056 per year.

Viewing is available strictly by appointment with Stevenette and Company LLP 020 3657 6576

- Top Floor Apartment
- 2 Bedrooms & Study Area
- South Facing Balcony

- Gas Central Heating
- Double Glazing
- Garage & On-Site Parking

Light, bright, spacious and full of mid-century retro-cool, this top floor apartment offers superb 2-bedroom accommodation with areas perfect for working from home and a south-facing BALCONY. Hurstcombe - a great example of its architectural era - is a development of 25 apartments with SHARE OF FREEHOLD located just 1 mile from Buckhurst Hill Central Line station and a short walk from the shops, restaurants and café culture of Queens Road. Similarly the greenery and recreation of Whitehall and Chingford Plains and Epping Forest are just a stone's throw away.

COMMUNAL HALLWAY AND STAIRS

Leading up to the Second Floor landing where apartment 9 has a useful storage cupboard (approx. 3'6" x 4'6"/1m x 1.4m)

ENTRANCE HALL

Two cloaks/storage cupboards and open to the:

RECEPTION ROOM

23' 8 (Max)" x 14' 11 (Max)" (7.21m x 4.55m)
Door to the:

BALCONY

10' x 6' 7" (3.05m x 2.01m)

DINING / STUDY AREA

9' 11" x 7' 11" (3.02m x 2.41m)

KITCHEN

12' 10" x 7' 6" (3.91m x 2.29m)

STORE & BOILER ROOM

6' 0" x 5' 2" (1.83m x 1.57m)

LOBBY

BEDROOM 1

11' 11" x 10' 11" (3.63m x 3.33m)
Built-in wardrobe.

BEDROOM 2

10' 11" x 10' 6" (3.33m x 3.2m)
Built-in wardrobe.

SHOWER & WC

