




CAPLEN




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Connaught Court, Hills Road, Buckhurst Hill

Guide Price £350,000 – £375,000 Share of Freehold

Two Bedroom, First Floor Flat • Share of Freehold • Secure Gated Development • Allocated Parking • Communal Garden • Lease Remaining – 999yrs • Ground Rent – £50 pa / Service Charge – £1,838.24 pa


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Caplen Estates is pleased to present this modern first floor, two bedroom flat located in Buckhurst Hill, Essex, set within a secure gated development. The flat is situated within walking distance to Queens Road shops and restaurants and Buckhurst Hill Underground Station. The property is also within the catchment area for good local schools.

Upon entering the flat, you are greeted by a bright and airy reception room, which leads to a fitted kitchen with built-in oven, hob and extractor fan. There is space for free-standing washing machine and fridge/freezer. The main bedroom has fitted wardrobes with additional space for extra storage if needed. The second bedroom is a good size, with space for a double bed or single bed plus storage. Alternatively, it would be ideal as a home office. The property benefits from two allocated parking spaces and there is a pretty communal garden for the new owner to enjoy.

Lease Details - 999yrs remaining, Ground Rent - £50 pa, Service Charge - £1,838.24 pa.

Please call our Sales Team on 0203 937 7733 to arrange a viewing.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Living/Dining Room

Dimensions: 19' 5" x 18' 10" (5.91m x 5.74m).

Kitchen

Dimensions: 9' 1" x 6' 6" (2.77m x 1.98m).

Bedroom 1

Dimensions: 15' 8" x 11' 1" (4.77m x 3.38m).

Bedroom 2

Dimensions: 15' 8" x 7' 5" (4.77m x 2.26m).

Bathroom

Dimensions: 7' 5" x 6' 6" (2.26m x 1.98m).





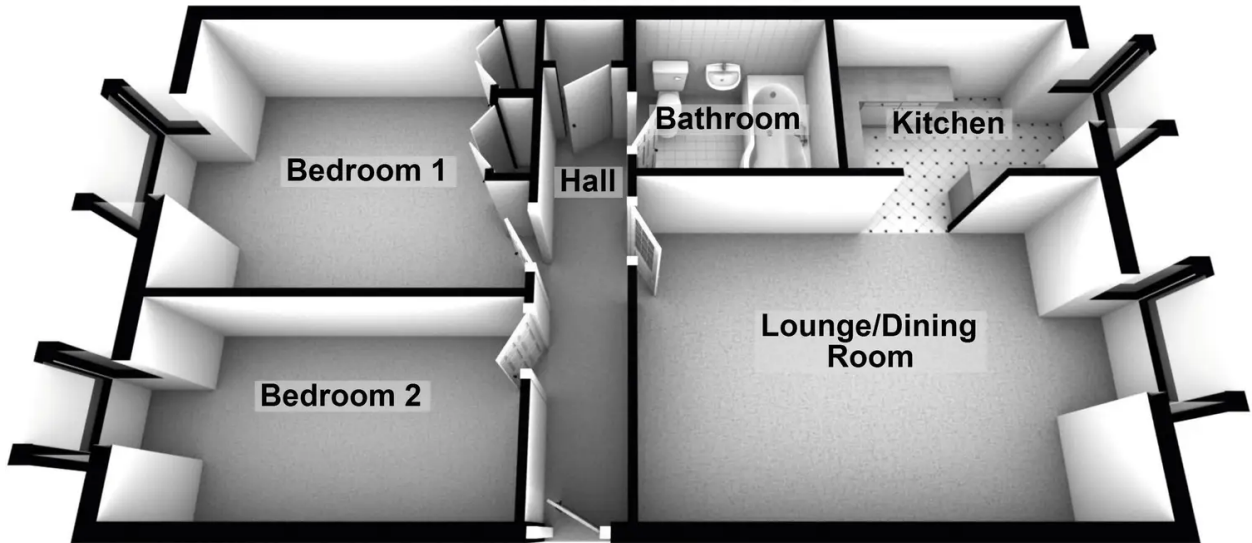
COMMUNAL GARDEN

SECURE GATED

1 Parking Space

First Floor

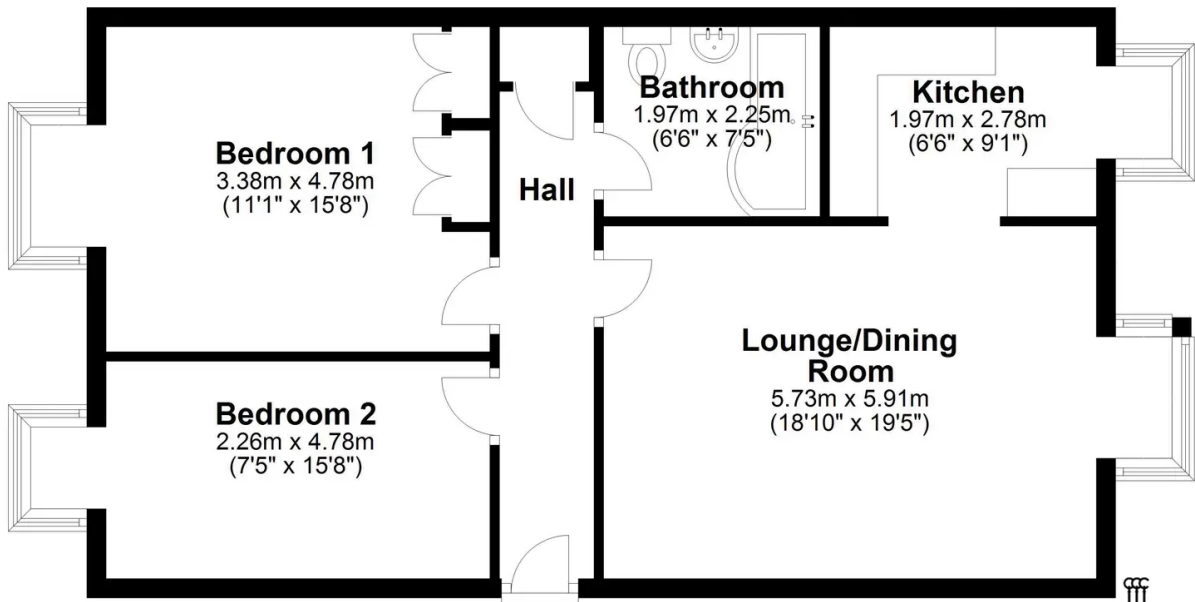
Approx. 73.0 sq. metres (785.4 sq. feet)



Total area: approx. 73.0 sq. metres (785.4 sq. feet)

First Floor

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