

PALMERSTON ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Bright & spacious top floor apartment | Excellent location in the heart of Buckhurst Hill | Double bedroom with fitted wardrobes | En suite shower room | Spacious lounge / dining room with balcony | Share of freehold | Two allocated parking spaces | Well maintained communal grounds | Queens Road and Central Line a short walk away | EPC rating C75 / Council Tax band C

Guide Price
£350,000



Ideally situated just a stone's throw from the Central Line station and Queens Road, this spacious one bedroom top floor apartment is delightfully presented and has fantastic far reaching views across Buckhurst Hill which can be enjoyed from the lounge, balcony and bedroom. The flat offers a Share of the Freehold, two parking spaces and would make a perfect first time buy or investment property.

Location

The Silvers is situated on Palmerston Road but this apartment, being at the rear of block, enjoys a quieter position, whilst having all the benefits of being so close to local amenities. Buckhurst Hill is a particularly sought after area due to its excellent schools, transport links and shops with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

Interior

The accommodation is well decorated and maintained throughout and consists of a wide, welcoming entrance hall opening into a generously proportioned lounge/dining room with plenty of natural daylight and double doors to the balcony with its stunning elevated views towards Chigwell. Off the lounge is a separate fitted kitchen with Shaker style wood fronted units and contrasting worksurfaces with plenty of space for storage and appliances alike. The bedroom is a large double room with fitted wardrobes and an en suite shower room which is stylishly fitted with a modern white suite and tiling. There is a separate guest cloakroom / w/c off the hall which has been finished in a similar fashion. The apartment has gas central heating, double glazing throughout, video door entry system and is being sold with a share of the freehold.

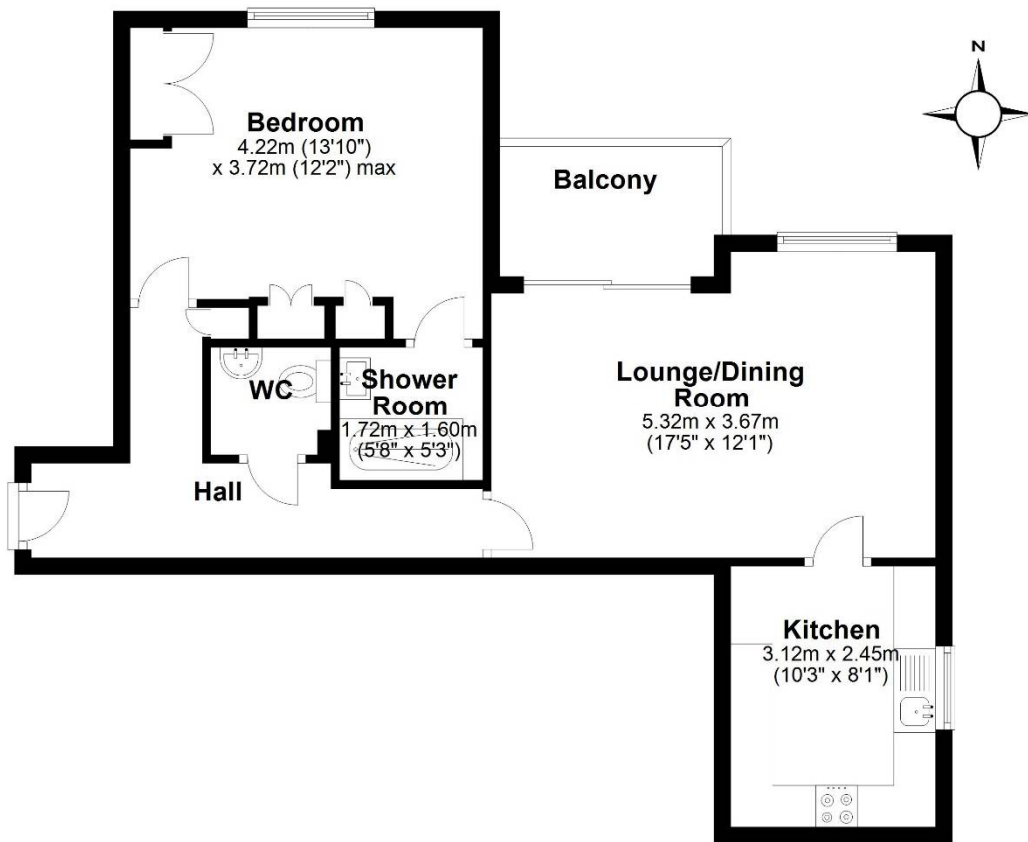
Exterior

The Silvers offers well maintained communal grounds to the rear of the property with lawns and mature shrub and tree planting. There is ample parking which is accessed from Roebuck Lane and this flat has two allocated parking spaces.

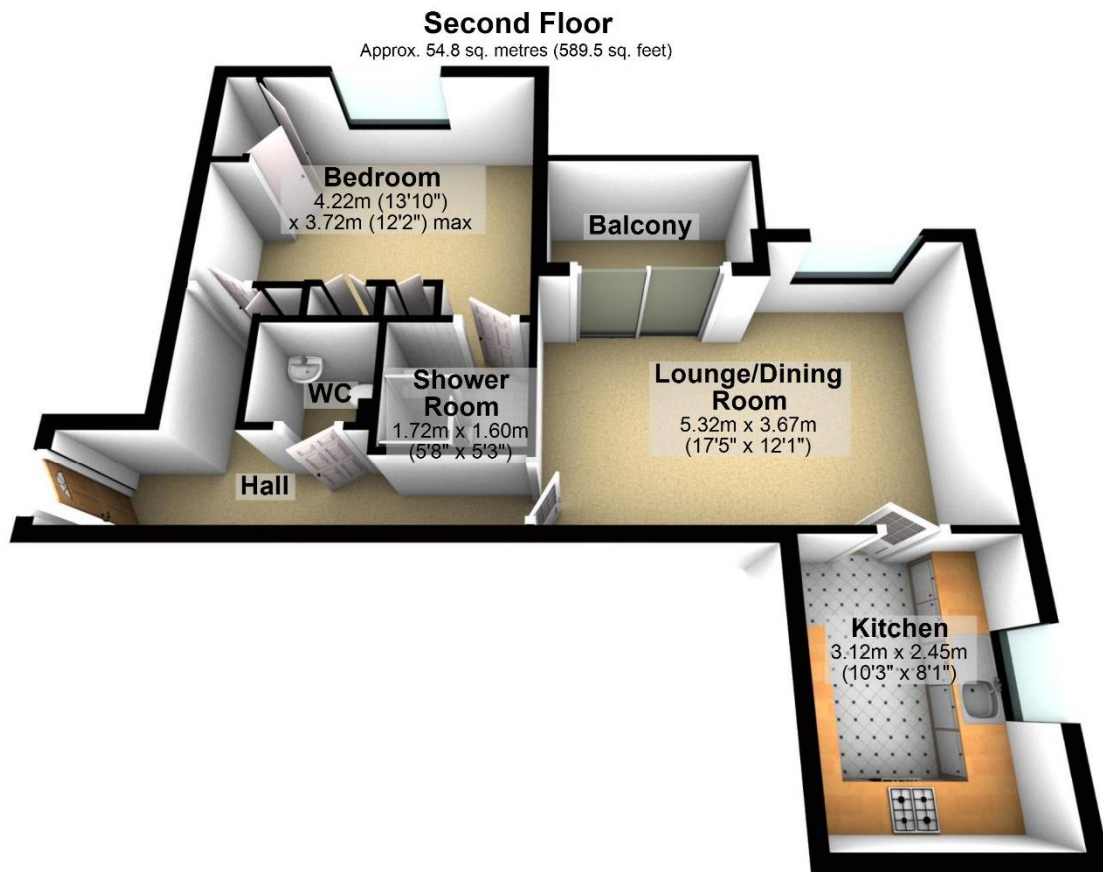
Agent's note The apartment is being sold with a Share of the Freehold and a lease with approximately 163 years remaining. There is no ground rent payable and the service charge for the present year is £1,810. This includes the building's insurance, water rates, maintenance of the grounds and building and communal cleaning.

Second Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 54.8 sq. metres (589.5 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 6th October, 2023