

PALMERSTON ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Ground floor two bedroom apartment | Private development close to the Central Line & Queens Road | Share of freehold | Contemporary fitted kitchen | Spacious lounge & south facing balcony | Luxury bathroom
No onward chain | Two allocated parking spaces | Excellent location in the heart of Buckhurst Hill | EPC rating C77 / Council Tax band D

Guide Price
£400,000



This beautifully presented two double bedroom ground floor apartment is located in a highly regarded development, right in the heart of Buckhurst Hill. There are many fine features including a balcony off the spacious lounge, principal bedroom with fitted wardrobes and a contemporary kitchen and bathroom. The property is being sold with a share of the freehold and there will be no onward chain.

Location

The Silvers is a private development of apartments situated on Palmerston Road, right in the heart of Buckhurst Hill. The property is ideally located just a stone's throw from Queens Road, the Central Line Station, and just a short walk from the green spaces of Epping Forest. Buckhurst Hill is a particularly sought after area, with its excellent transport links, trendy shops and Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf, Westfield Shopping Centre and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

Interior

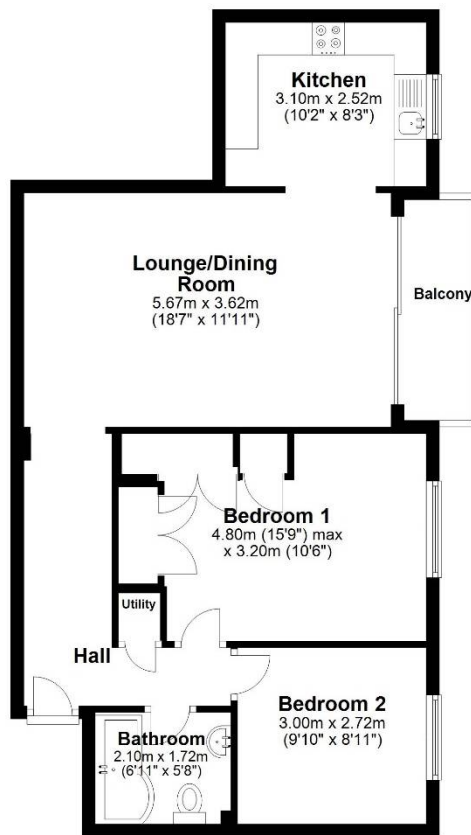
This ground floor apartment commences with a welcoming entrance hall giving access to the lounge, two bedrooms and bathroom, with a large storage cupboard which presently houses a washing machine and tumble dryer. The lounge / dining room is a great space with wooden flooring and sliding patio doors opening onto the balcony with its south facing outlook. Off the lounge is a modern fitted kitchen, recently updated, with integrated appliances, contrasting worktops and offering plenty of storage. The two bedrooms are well appointed, the principal room with stylish fitted wardrobes. There is a modern luxury bathroom with both a panelled bath and shower over with complementary tiling. Further features include gas central heating, a secure entry system, and the flat is fully double glazed.

Exterior

The Silvers is a well maintained development with mature communal gardens to the rear of the building with an extensive resident's parking area, and this flat offers two allocated parking spaces in tandem.

Agents note We are informed by the vendors that the flat is being sold with a Share of the Freehold alongside a lease with in excess of 900 years remaining. There is no ground payable, and the present service charge is £1,690 per annum, which includes building's insurance, water rates and maintenance of the building and grounds.

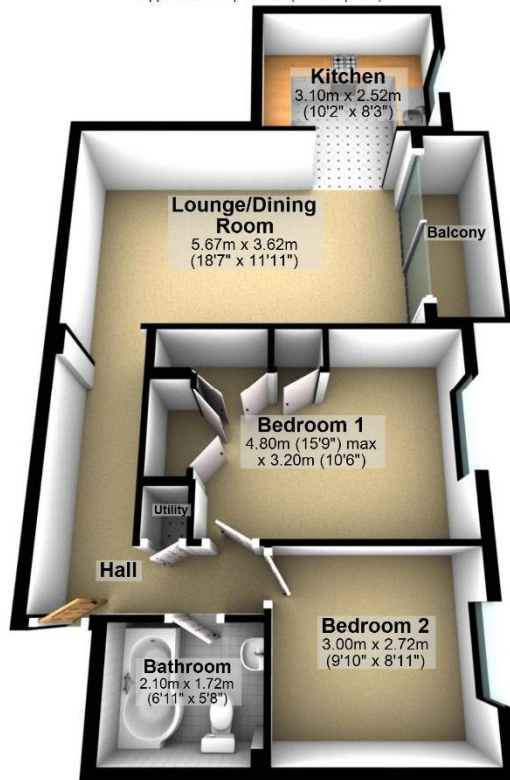
Ground Floor
Approx. 65.0 sq. metres (699.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.2 sq. feet)

Ground Floor

Approx. 65.0 sq. metres (699.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.2 sq. feet)

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 30th October, 2023