



Station Approach, Theydon Bois, CM16

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This beautifully presented ground floor one-bedroom apartment is situated within a contemporary development in the highly desirable village of Theydon Bois.



Leasehold

- One Bedroom Ground Floor Apartment
- Open Plan Kitchen/Lounge Area
- Access To Shared Communal Grounds
- Stunning Throughout
- One Allocated Parking Space
- Seconds Walk To Theydon Bois Central Line Station

Offering a perfect blend of style and practicality, this property is ideal for first-time buyers or investors seeking a home in a peaceful yet well-connected location.

Inside, the bright and airy open-plan living and kitchen area is designed for modern living, featuring sleek flooring and neutral décor throughout. The contemporary kitchen is equipped with ample cabinetry, quality appliances, and generous worktop space—perfect for everyday cooking and entertaining.

The spacious double bedroom includes mirrored fitted wardrobes, while the modern bathroom offers a stylish and comfortable finish.

Additional benefits include an allocated parking space and shared access to a neatly maintained communal garden—ideal for enjoying outdoor space with minimal upkeep.

Set in the heart of Theydon Bois, the apartment is just a short stroll from local shops, schools, and picturesque countryside. Excellent transport links include the nearby M11 and M25, as well as Theydon Bois Underground Station (Central Line), offering direct access into Central London.

Leasehold
Years remaining: 89
Annual Service Charge: £1,550.00 per annum
Ground Rent: £200 per annum





Theydon Gate

Approx. Gross Internal Area 42.7 Sq M (459.9 Sq Ft)

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Ground Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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