



36 Stag Lane, Buckhurst Hill, IG9

BUTLER & STAG



**Guide Price £425,000 - £450,000**

**An immaculately presented two-bedroom apartment in a sought-after development located in the heart of Buckhurst Hill, all within walking distance to Queens Road and the Central Line Station.**



## Leasehold - Share of

- Immaculately presented two bedroom, raised ground floor apartment
- Principal Bedroom With En-Suite & Separate Family Bathroom
- 15 Minute Walk To Buckhurst Hill Central Line
- Secure Underground Parking For Residents
- Landscaped Communal Gardens
- French Doors Onto Balcony
- Fully Integrated Kitchen
- Share Of Freehold

This well-designed raised ground floor apartment at Fawn Heights offers a modern and spacious layout ideal for contemporary living. Upon entering, you're welcomed by a central hallway that provides access to all areas of the home.

The heart of the apartment is the open-plan reception, kitchen, and dining area, perfect for entertaining or relaxing, with double doors opening out to a Juliette Balcony bringing in plenty of natural light.

The property features two generously sized double bedrooms. The main bedroom enjoys the added benefit of an en-suite bathroom for privacy and convenience, while the second bedroom has easy access to the main bathroom and is ideal for guests or a home office.

A private balcony extends from the second bedroom, offering a tranquil outdoor space to unwind. Additional storage space is also included, enhancing the practicality of this stylish home.

As well as offering comfort and convenience, Fawn Heights also comes with the following additional benefits; lift access to all floors, secure underground parking; the property comes with one allocated space along with further visitor spots, landscaped communal gardens and easy access to Buckhurst Hill underground station which is approximately 15 minute walk down Queens Road.

Lease - 187 years remaining  
 Ground Rent - £10  
 Service Charge - £2,6500PA

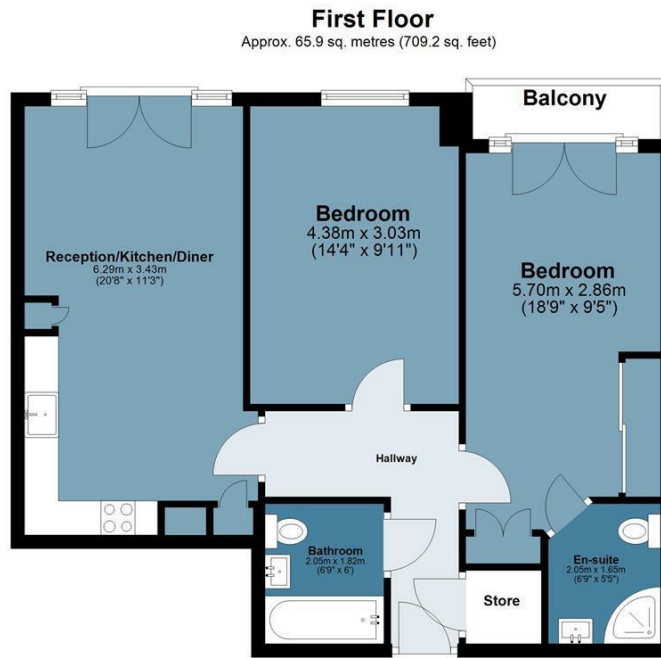




## Fawn Heights

Approx. Gross Internal Area 65.9 Sq M ( 709.2 Sq Ft )

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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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