



Church Road, , IG9

BUTLER & STAG



Guide Price £375,000 - £400,000

Being offered with no onward chain this two double-bedroom apartment set within a gated development is ideal for first-time buyers or buy-to-let investors. Located just a short walk away from Queens Road, this flat is a must-view.



Leasehold - Share of

- Being Sold With No Onward Chain
- Popular Gated Development
- Loft Access
- Two Double Bedrooms
- Second Floor Apartment
- Garage & Allocated Parking
- Easy Access to Queens Road Amenities
- Share of Freehold

Set behind gates and in one of the area's most sought-after landmark developments, the property offers two well-proportioned double bedrooms, a modern bathroom and a refitted kitchen with integrated appliances and high-gloss kitchen units. Fernbank is a prestigious development set in landscaped grounds and just a half mile from the Central Line transport of Buckhurst Hill (TFL 4) and the local shops, bars and independent restaurants are an absolute treat.

Allocated Parking, Garage, Virtual Freehold.

Lease: 958 Years

S/C: £1200.00 pa

G/R: £250.00 pa

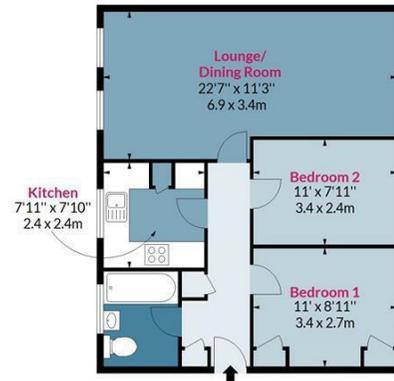




Fernbank, IG9

Approx. Gross Internal Area 620 Sq Ft - 57.60 Sq M
Approx. Gross Garage Area 140 Sq Ft - 13.01 Sq M

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Outbuilding

Floor Area 140 Sq Ft - 13.01 Sq M

Second Floor

Floor Area 620 Sq Ft - 57.60 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 07/11/2022

BUTLER & STAG

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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.