

SHORE POINT, HIGH ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb ground floor one bedroom apartment | Open plan lounge / kitchen with balcony access | Integrated kitchen with island | Bedroom with fitted wardrobes | Good size bathroom | Lots of storage options | Communal terrace | Allocated car space in gated car park | Excellent spot for the Central Line, bus routes and the shops at Queens Roads | EPC C / Council Tax Band D

**Guide Price**  
**£350,000**

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Located in the popular Shore Point private development is this ground floor one bedroom apartment. These properties prove popular with many features including communal terraces and gardens, gated parking and a secure video entry system. The property is being sold with a lease in excess of 980 years.

#### Location

A superb location being just a stone's throw away from the boutique shops and cafes on Queens Road, the Central Line station, and a range of local state and independent schools including the popular St Johns Primary School. There are excellent transport links with the Central Line Station, bus routes and for road users the M25, M11 and routes into London are close by. For leisure pursuits, there are plenty of green spaces to explore including Roding Valley Nature Reserve and Epping Forest on the doorstep.

#### Accommodation

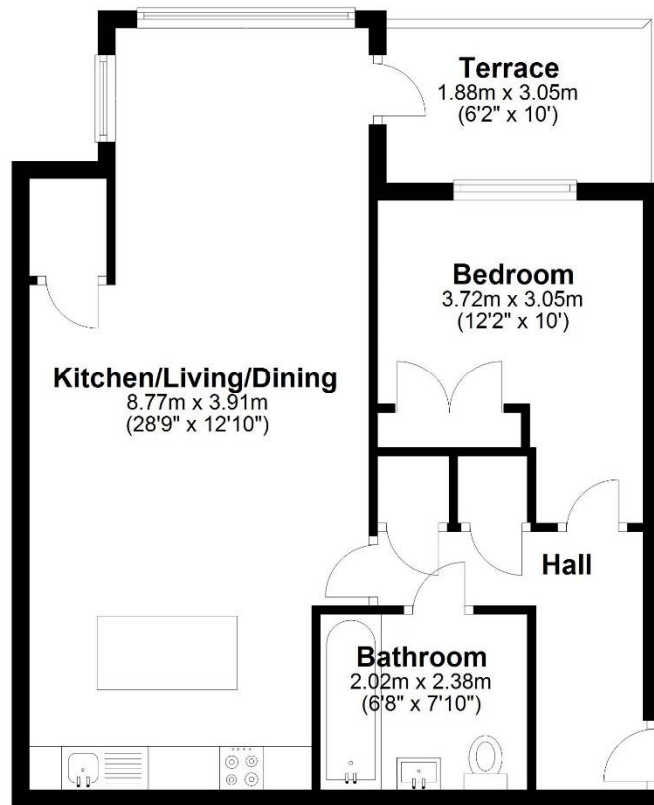
The apartment is located to the rear of the block and enjoys the quiet views of the terrace and beyond. The entrance hall is a generous size with plenty of storage options. The open plan kitchen / living area has a bright and airy feel and is fitted with a stylish integrated fitted kitchen and matching island. The sitting area has the bonus of direct access to a private balcony / terrace and there is a very handy built-in storage cupboard providing extra storage. The bedroom is a good size double with fitted wardrobes and is served by a spacious bathroom with contemporary fittings.

There is direct access to the balcony from the living area and a further communal terrace is on this level. The property benefits from an allocated parking space in a secure gated car park.

Agents Note - the lease term remaining is 980 years. The vendors inform us the service charge is in the region of £2,200 per annum and the ground rent is £350 per annum.

## Ground Floor

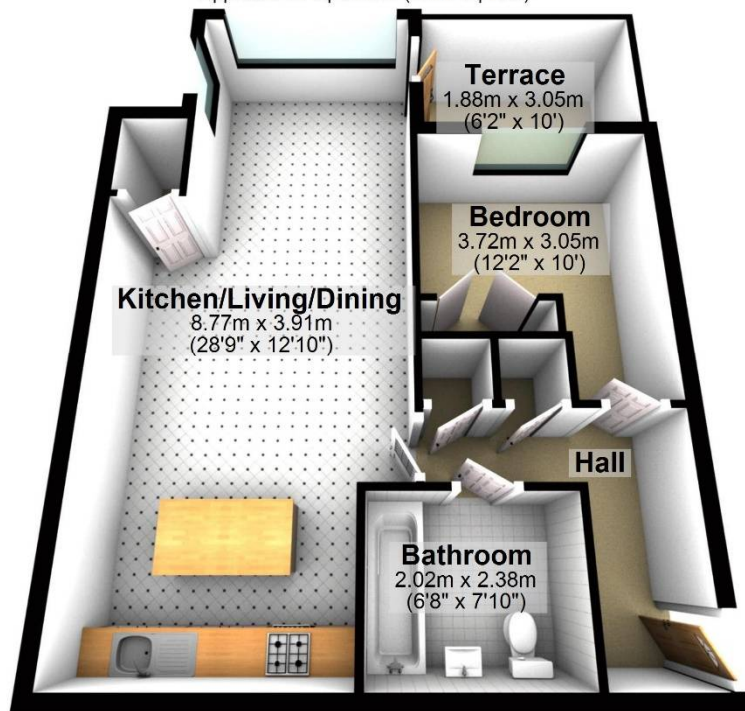
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 31st August, 2023