

BOLEYN COURT,
EPPING NEW ROAD

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Luxury ground floor apartment | Three bedrooms / two
bathrooms | Spacious reception with doors to gardens | Separate
kitchen with granite worktops | Contemporary bathroom & en suite
shower room | Garage and allocated parking | Tennis Court and
barbeque area | Stunning park like grounds | Excellent location for
Queens Road & Central Line | EPC rating D58 / Council Tax band E

Price range
£500,000 to
£535,000



This stunning three bedroom, two bathroom ground floor apartment is situated in a prestigious gated development with superb facilities including concierge at entry, extensive communal grounds with tennis courts and allocated parking. The generously proportioned accommodation is beautifully presented throughout with a neutral decor, contemporary bathroom and en suite shower room, and a modern fitted kitchen.

Location Boleyn Court is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose and the Central Line just a short walk away. Buckhurst Hill is a desirable location for many reasons including excellent transport links to the City via the underground and for road users, the M25, M11 and routes into London are close by. The area is also well served for leisure pursuits with a good selection of tennis, cricket and golf clubs and Epping Forest on the doorstep.

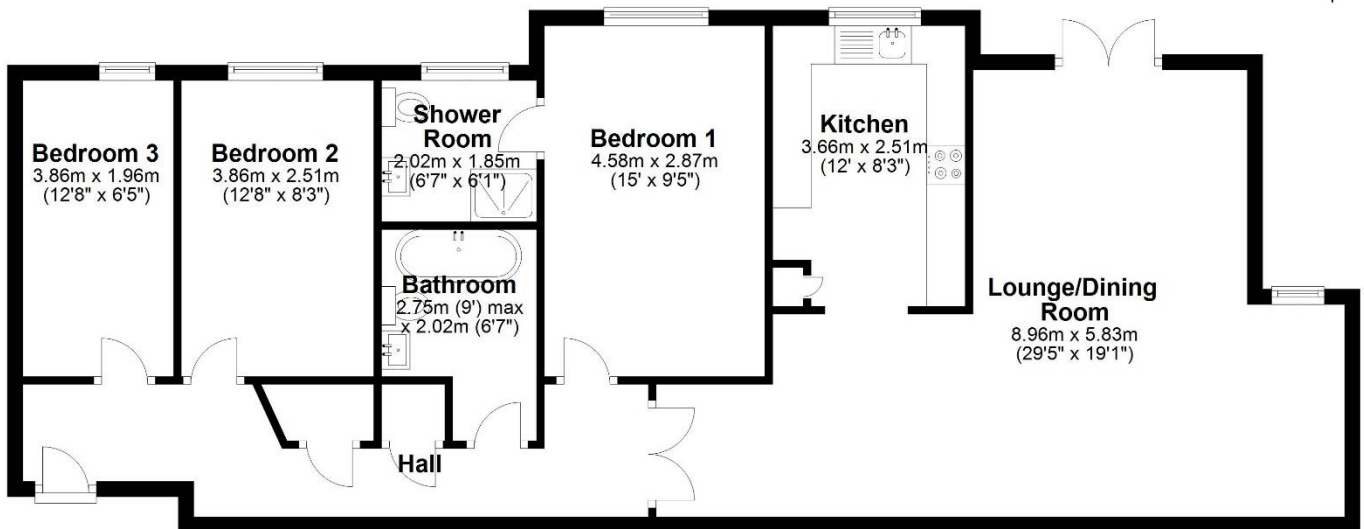
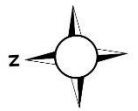
Interior This spacious apartment offers over 1,000 sq. ft. of accommodation which commences with a welcoming entrance hall with two storage cupboards. The principal living space is a wonderfully proportioned lounge / dining room, and the present owners have created defined sitting, dining and study areas. There are also double doors opening onto a patio area to bring the apartment and communal gardens together. The separate kitchen is fitted with an extensive range of Shaker style units with contrasting granite worktops, and ample space for appliances and storage options. The three bedrooms are all double rooms, the principal bedroom with a stylish en suite shower room, and the other bedrooms served by a family bathroom, finished in a similar contemporary style. The apartment is alarmed, has underfloor heating throughout, secure video entry system and there is a porter on hand for any issues that may arise.

Exterior This apartment is being sold with both a garage and an allocated parking space. Both are close to the apartment, and with the garage having power connected, the present owners have conveniently housed a tumble dryer in there. Boleyn Court is regarded as a premier development in the area particularly due to its delightful grounds are gardens. There is plenty of visitor parking and beyond are park like grounds with tennis courts, barbeque area and seating. A perfect spot to relax on a summer's day.

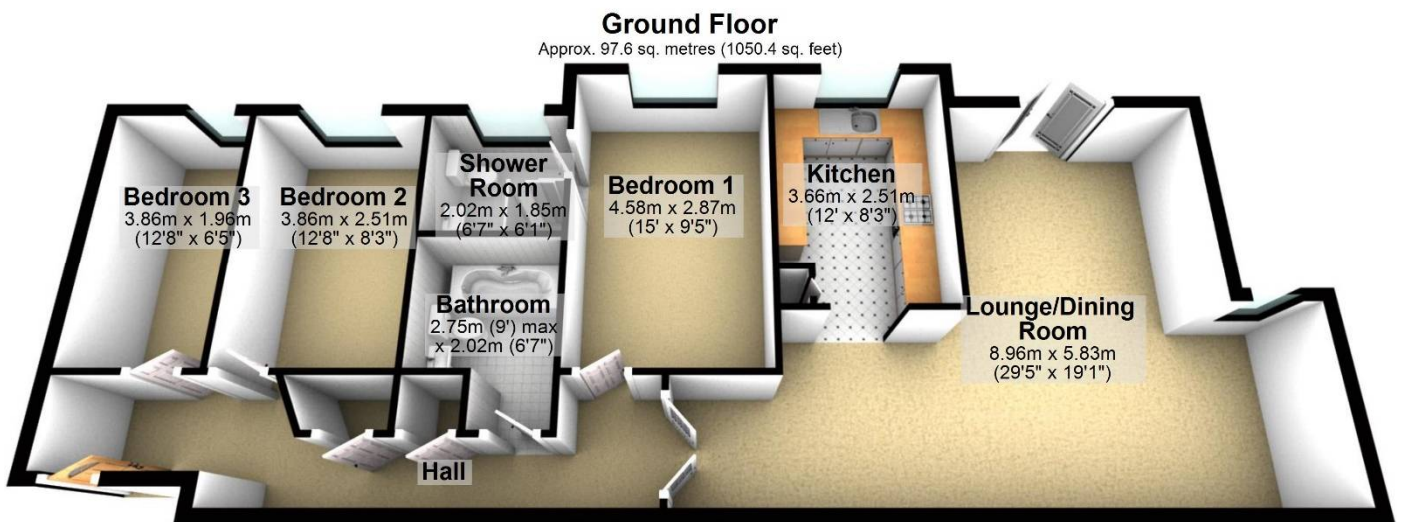
Agents note We are informed by the sellers that the apartment has a lease with 91 years remaining, and the present charges are a £200 per year ground rent with a service charge of £3,380 per annum, although this does include water rates.

Ground Floor

Approx. 97.6 sq. metres (1050.4 sq. feet)



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)



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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 9th October, 2023