

PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Beautifully presented top floor apartment | Spacious lounge/dining room | Fitted kitchen | Double bedroom with fitted wardrobe | Allocated parking | Share of freehold | Communal garden | Stunning elevated views | Excellent location for Queens Road and Central Line | EPC rating C77 / Council Tax Band C

**Guide Price**  
**£299,995**



Situated just a short walk from Queens Road and the Central Line station is this spacious one bedroom top floor apartment. A welcoming entrance hall opens onto a large lounge/dining room, double bedroom and stylish kitchen and bathroom. There is an allocated parking space and a communal garden with barbeque area to the rear of the block.

### **Location**

Westbury Court is situated in a popular spot being right in the heart of Buckhurst Hill, just a short walk from the boutique shops, cafes, restaurants and Waitrose in Queens Road; and the Central Line station with its direct access to the City, West End and Canary Wharf. The area is particularly well served for leisure pursuits, being surrounded by Epping Forest, and there are plenty of sports clubs and a David Lloyd Leisure Centre close by.

### **Interior**

This top floor apartment commences with a welcoming entrance hall giving access to all rooms. The lounge/dining room is a wonderfully spacious room, with two distinct areas and stunning elevated views towards Chigwell; an excellent space for dining, relaxing and entertaining alike. The kitchen offers a good range of fitted units and space for appliances with complementary tiling. The bedroom is a good size double bedroom with fitted wardrobes and the bathroom has a white suite and contrasting tiling. The flat is wholly double glazed and benefits from gas central heating throughout.

### **Exterior**

Westbury Court has a residents' parking area to the front of the block, and this apartment has one allocated parking space. To the rear is a communal south facing garden with patio, lawn and barbeque area.

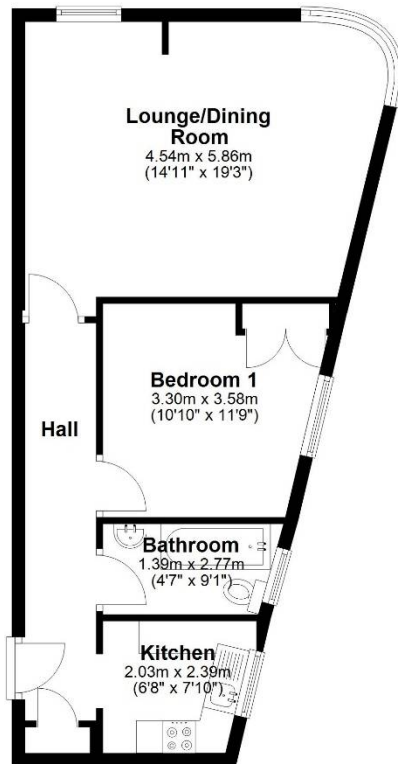
### **Agents Note**

The lease shows that there are in excess of 980 years remaining and we are told by the vendor that the service charge is presently £75 per month, which includes buildings insurance. The flat will be sold with a share of the freehold so there is no ground rent payable.

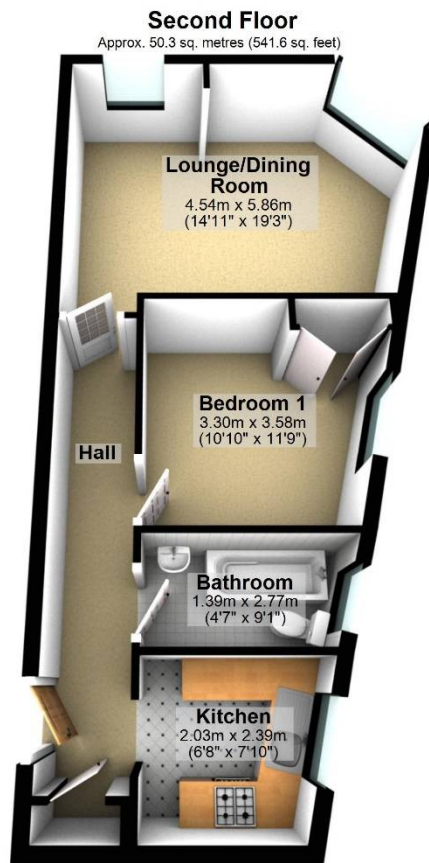


### Second Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 50.3 sq. metres (541.6 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 11th December, 2024