

DURHAM AVENUE,
WOODFORD GREEN,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious third floor apartment | Two double bedrooms | Generous lounge / dining room | Fitted kitchen / breakfast room | Double glazing & gas central heating | Lift service | Share of the freehold | Allocated parking | Excellent location for the Central Line | EPC rating C80 / Council Tax band C

Guide Price
£325,000



Farr O'Neil are delighted to offer to the market this spacious and well presented third floor apartment which is well placed for the Central Line, schools and green spaces around the area. Features include two double bedrooms, a generous lounge, kitchen / breakfast room, lift service, allocated parking and the flat is sold with a share of the freehold.

Location

Barnes Court sits on a no through road, tucked away in a quiet spot, but ideally situated for the Central Line Stations at Woodford, Roding Valley and Buckhurst Hill and for road users the M25, M11 and routes into London are conveniently close by. The area proves popular for families due to schooling, transport links and local shops at Woodford, Roding Valley and Buckhurst Hill, and being surrounded by Epping Forest and the open green spaces around the River Roding, you would never be short of leisure pursuits.

Interior

This third floor apartment offers close to 700 sq. ft of bright and airy accommodation commencing with a welcoming entrance hall with two storage cupboards. The lounge / dining room is generously proportioned with a neutral decor and having a southerly aspect is a naturally bright room. The kitchen is fitted with an extensive range of Shaker style fitted units with contrasting worktops and space for appliances and a breakfast table. The two bedrooms are both well appointed double rooms, served by the bathroom with a white suite and complementary tiling. The apartment is fully double glazed and has gas central heating and there is a lift service within the block.

Exterior

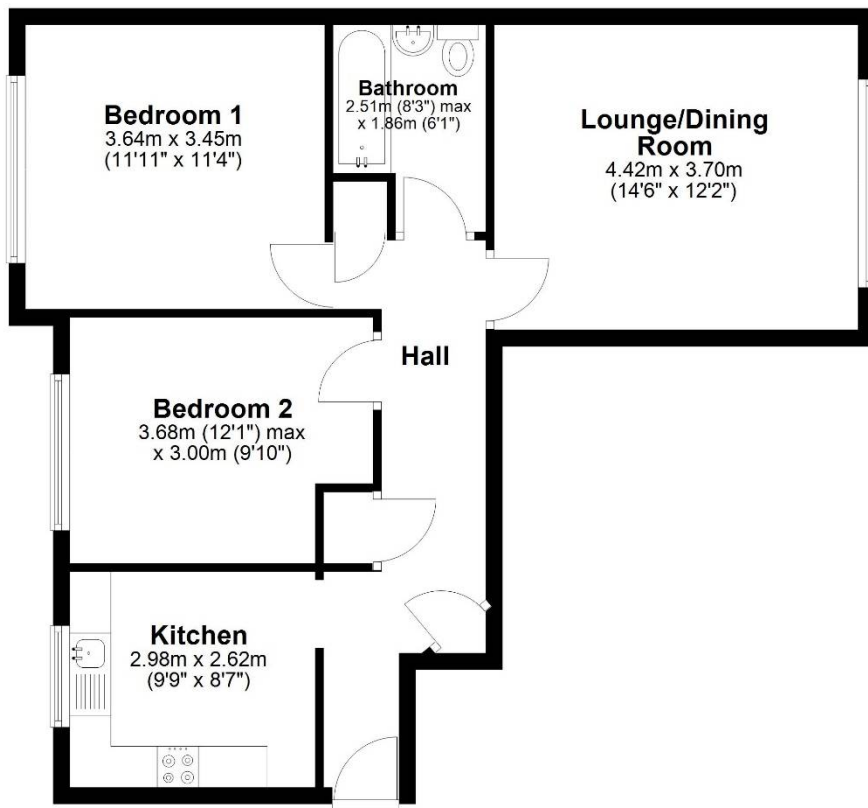
To the front of Barnes Court there are well maintained communal gardens with a secure gated driveway to the rear which offers allocated parking along with a further communal garden area. This apartment is sold with one allocated parking space.

Agent's note

The apartment is being sold with a share of the freehold and the present lease has 92 years to run (although could be extended at a nominal cost). There is no ground rent payable, just a service charge of £200 per month and a contribution to the sinking fund of £80 per month. This covers all insurances, maintenance of the building and grounds and also water bills are included within this charge.

Third Floor

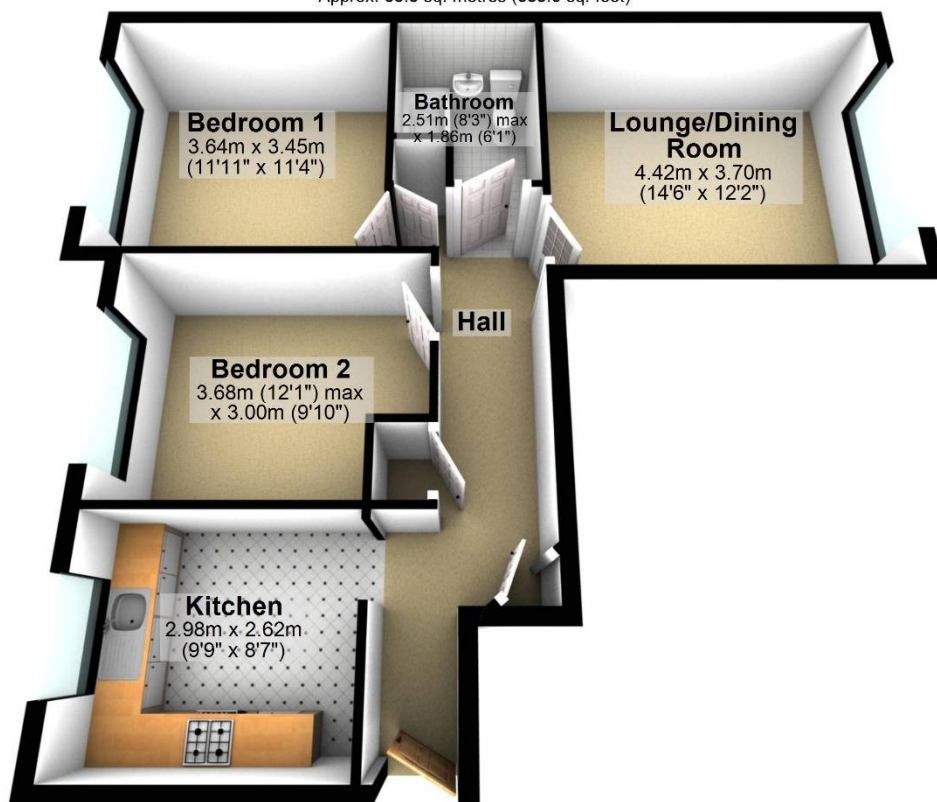
Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Third Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

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 30th May, 2025