

ALBERT ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



One bedroom retirement apartment | Over 55's only | Sought after development | Requiring updating | Resident's lounge, library & guest suite | Lift service | No onward chain & probate granted | Delightful landscaped gardens | Excellent location for the Central Line & Queens Road | EPC rating tbc / Council Tax band C

Guide Price
£130,000

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A one bedroom top floor retirement apartment which requires updating. Regency Lodge is a private development for the over 55's with a residents' lounge, house manager, well maintained gardens, parking area and lift service. The Central Line Station is a short walk away, along with Queens Road with its Waitrose Supermarket, cafes, restaurants and independent shops.

Location

Buckhurst Hill is a particularly sought-after area, being conveniently located for access to the City and West End, whilst being a quieter location with Epping Forest on your doorstep. Buckhurst Hill has a nice array of independent shops in Queens Road, alongside a Waitrose Supermarket, all just a short stroll away.

Interior

This one bedroom purpose built apartment is situated on the 2nd (top) floor of this sought after development. The accommodation consists of an entrance hall with storage cupboards, a lounge open to a fitted kitchen, double bedroom with fitted wardrobes, served by a bathroom with a three piece suite with vanity units and storage. The flat is dated and required updating, but being such a sought-after development in the heart of Buckhurst Hill, would be well worth the investment.

Exterior

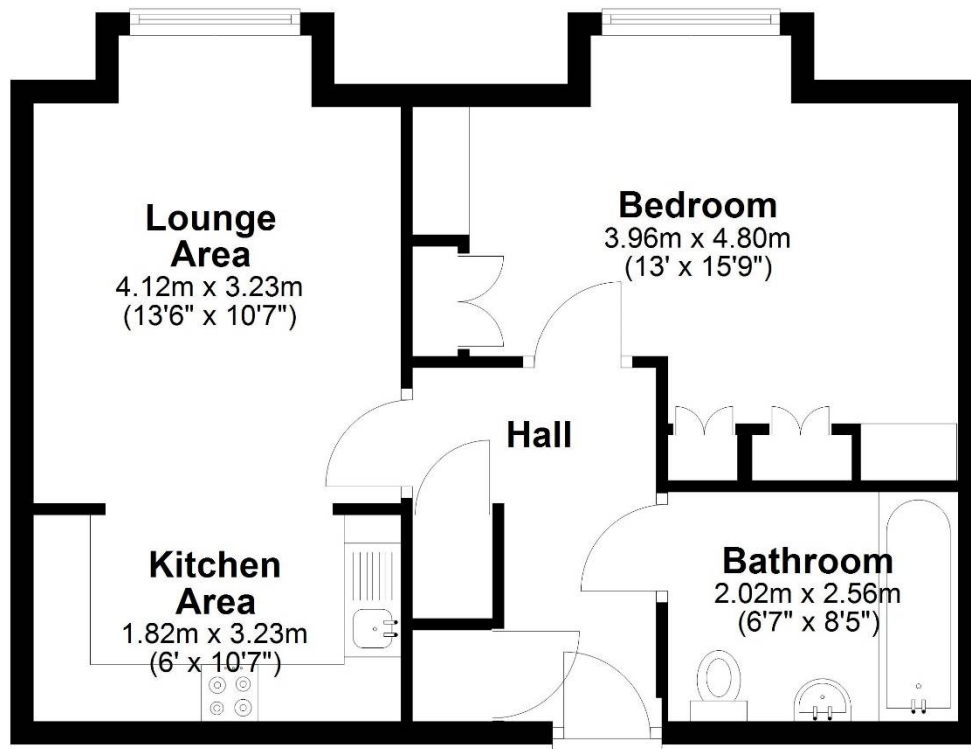
Regency Lodge offers beautifully maintained gardens which are well used by residents. There is also a communal lounge with a bar, where many events are held for residents. The house manager is on call and other facilities include a guest suite, hobby room, hairdressing salon and library. Parking is available in the communal car park on a 1st come, 1st served basis.

Agent's note

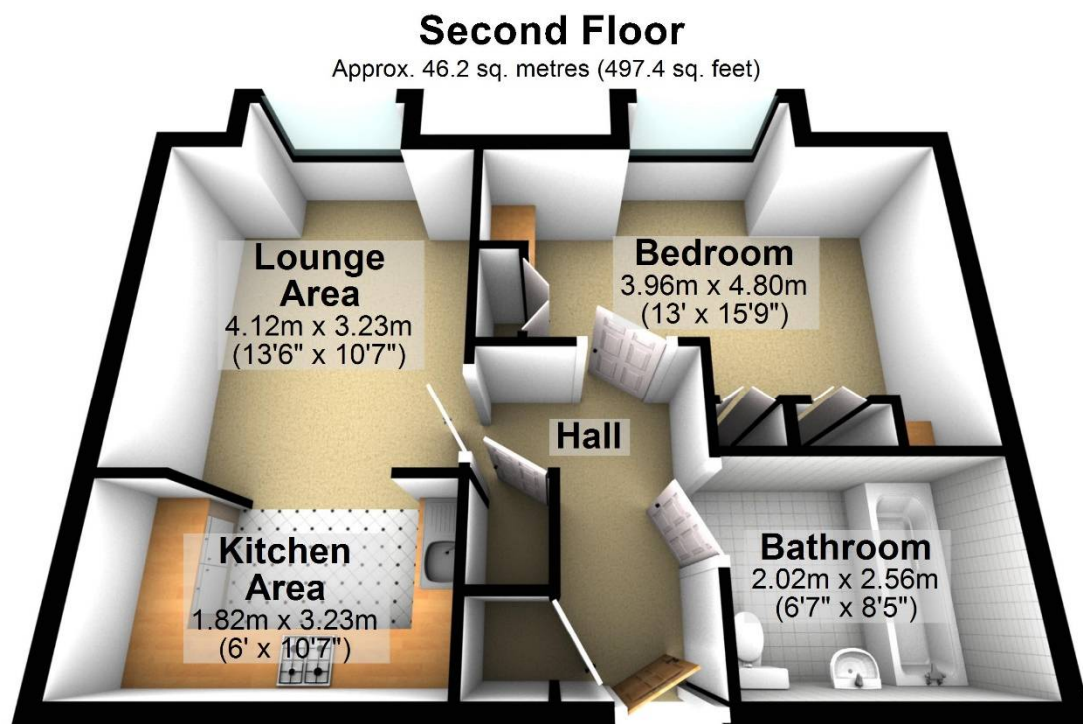
We are told that the apartment has a lease with 59 years remaining. We are presently waiting on confirmation of the ground rent, but the service charge payable on this flat for the year 2025/6 is £2,979.

Second Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 46.2 sq. metres (497.4 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 25th July, 2025