

PALMERSTON ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Purpose built ground floor apartment | Two double bedrooms | Spacious lounge / dining room with a southerly aspect | Fitted kitchen / breakfast room | Communal garden | Share of the freehold | No onward chain | Allocated parking space | Excellent location for Queens Road & Central Line Station | EPC rating D61 / Council Tax band C

**Offers over
£375,000**

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Located on the ground floor of this private development of just six apartments is this bright and airy two double bedroom apartment. Rayburne Court is ideally situated for the Central Line and Queens Road with its mix of boutique shops, cafes and restaurants, and the flat features a good size kitchen breakfast room, a spacious lounge diner, allocated parking and a share of the freehold.

Location Rayburne Court is situated just a short walk to the Central Line and Queens Road's shops, restaurants, cafes and Waitrose supermarket. Buckhurst Hill is a particularly sought after area due to its schools, transport links and trendy shops with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. The area is well served by a wide selection of sports clubs and there is a David Lloyd Centre just a short drive away.

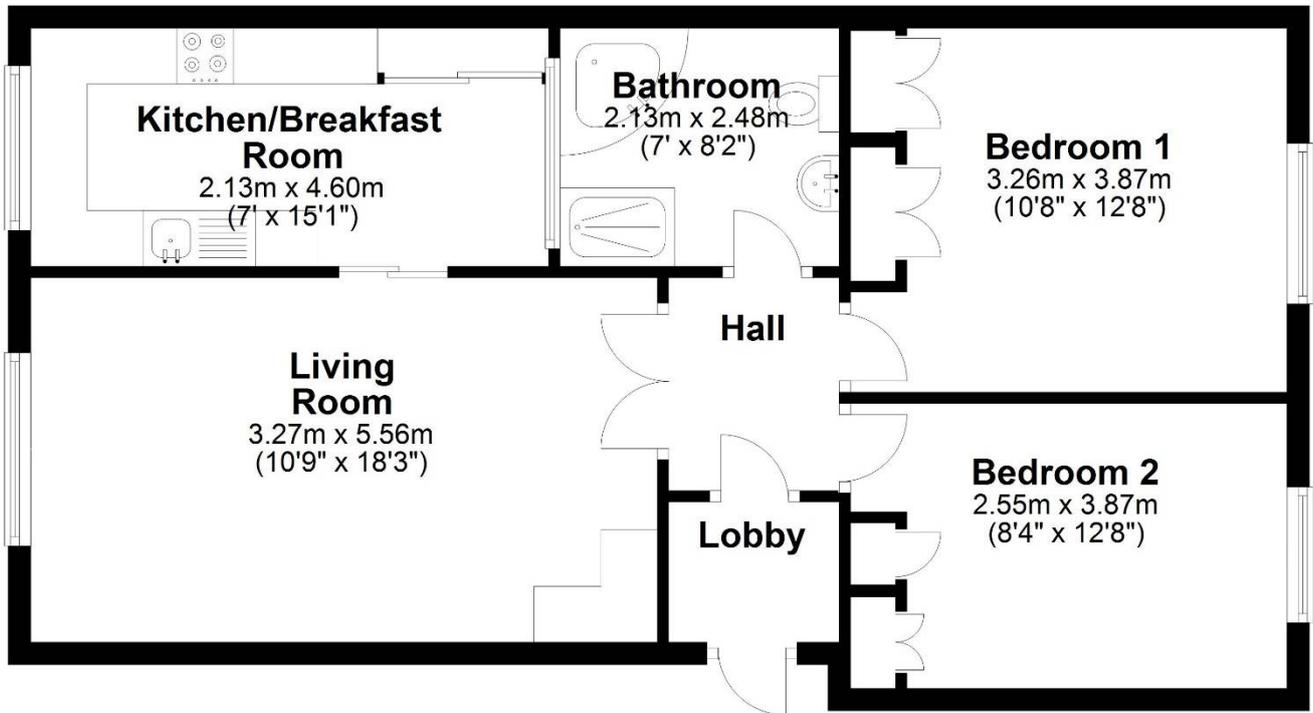
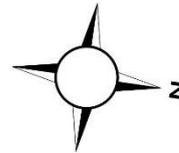
Interior The bright and spacious accommodation commences with a welcoming entrance hall with wood effect flooring which continues through to the lounge and kitchen. The reception room is a generous size with plenty of space for both lounge and dining areas, and being southerly facing, enjoys plenty of natural light. The kitchen opens from the lounge and offers a range of base and wall mounted units along with a large storage cupboard which houses the boiler, and there is space for a breakfast table. To the rear of the property are the two bedrooms, both double rooms with built in wardrobes, and served by a family bathroom with a white suite with attractive mosaic style tiling.

Exterior Outside are well maintained communal grounds with a resident's parking area and this apartment is being sold with an allocated parking space. There is also a communal garden area, ideally placed to catch the evening sun.

Agent's note The property is being sold with a Share of the Freehold and a lease with in excess of 950 years to run. We are told by the vendor that there is no ground rent payable, so just a service charge presently standing at £1,710 per annum, which includes buildings insurance, maintenance of the building and grounds along with window cleaning.

Ground Floor

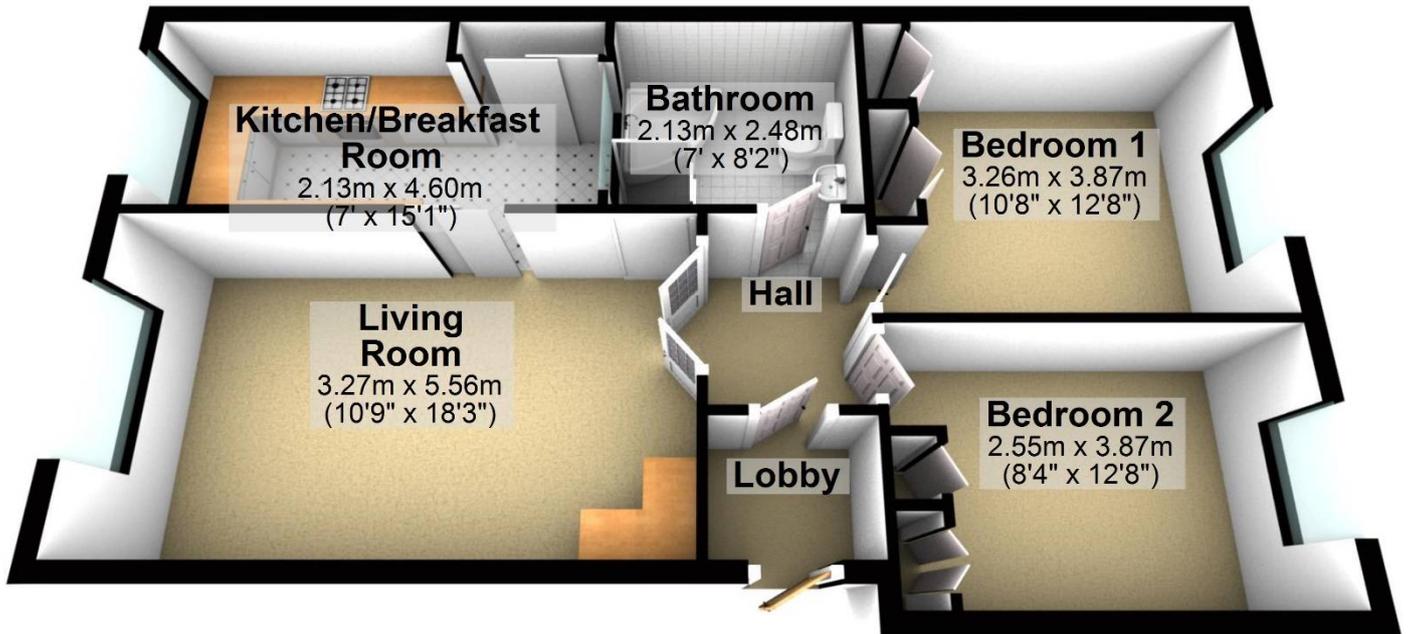
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 4th March, 2026

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