

ST JAMES GATE, PALMERSTON ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Beautifully presented two bedroom retirement ground floor apartment | Superb fitted kitchen with integrated Neff appliances | Spacious lounge overlooking communal gardens | Two good size bedrooms, main bedroom with fitted wardrobes | Large contemporary shower room | Parking | Excellent communal facilities | House manager on site during weekdays | Superb spot for Queens Road shops and transport links | EPC B / Council Tax Band D

Guide Price
£285,000



This ground floor retirement apartment is beautifully presented throughout with a superb fitted kitchen with integrated Neff appliances, contemporary shower room and stylish decor. St James Gate is a small, well maintained development, for the over sixties with house manager, lift service, a superb communal lounge with kitchen facilities, gardens, laundry room and a guest room that can be booked for family or friends visiting.

Location

A great spot being just a short stroll away from Queens Road with its boutique shops, cafes, restaurants, Waitrose Supermarket. The area is well served by transport links, for road users links into London are close by and there are good public transport services with bus routes and the Central Line close by. For leisure pursuits the Buckhurst Hill Tennis and Bowls Club, David Lloyd Leisure Centre and Epping Forest are all within easy reach.

Interior

The present owners have completely transformed this apartment replacing the kitchen and bathroom and decor throughout. Features include a welcoming entrance hall with useful storage cupboards, two well appointed bedrooms and a spacious lounge with a feature fire. All rooms enjoy views of the communal garden. The kitchen is beautifully fitted with an extensive range of units with Neff appliances including a dishwasher. The bedrooms are a good size and the main having fitted wardrobes and served by a luxurious shower room with a spacious cubicle, white suite with vanity unit and complimentary tiling.

Exterior

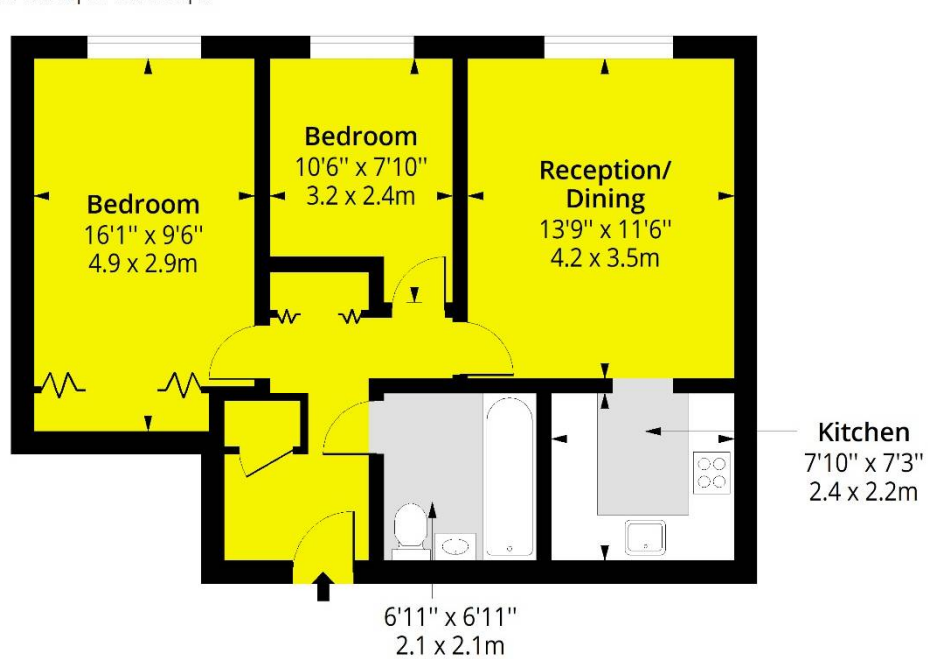
There are delightful communal gardens for residents to enjoy, and parking.

Agent's Note

The vendors have informed us the lease length remaining is 86 years, the latest service charge is £3,277 per annum (2056/26) and the ground rent is £472.68.

St James Gate IG9

Approx. Gross Internal Area 608 Sq Ft - 56.48 Sq M



Ground Floor

Floor Area 608 Sq Ft - 56.48 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.


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Date: 11/9/2026

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 15th September, 2026

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