



## KELVEDON HOUSE, BUCKHURST HILL, IG9

£390,000 Leasehold

Two Bedroom Apartment | Third Floor (Top Floor) | 725 Sq Ft (approx) | Large Private Balcony | Spacious Reception Room | Stylish Kitchen | Master Bedroom With Built-In Wardrobes | Second Double Bedroom | Modern Bathroom With Separate WC | Ample Storage | Ground Floor Storage Lockup | No Onward Chain

- Long lease (173 years remaining)
- No Onward Chain
- Private Balcony
- Top floor
- Two Double Bedrooms
- Ground floor storage lockup measure approximately 6ft long, 8ft high, 3ft wide

Offered to the market with no onward chain is this fantastic two double bedroom, top floor apartment that has beautiful views from its own private balcony.

Positioned on the third floor, the accommodation comprises entrance hall with two storage cupboards, a bright and spacious reception room with access to the private balcony, a separate kitchen with base and wall units and fitted appliances including microwave and wine cooler, master bedroom with full-width built-in wardrobes, second double bedroom and a modern bathroom with separate WC.

Additional features include secure entry phone system, double glazing, gas central heating and a storage lockup on the ground floor as you enter the building.

Kelvedon House is well positioned on Loughton Way, being within walking distance to Buckhurst Hill central line station as well as all of the local amenities found on Queens Road.

Council Tax Band: C

Tenure: Leasehold (173 years)

Ground Rent: £10 per year

Service Charge: £1,200 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

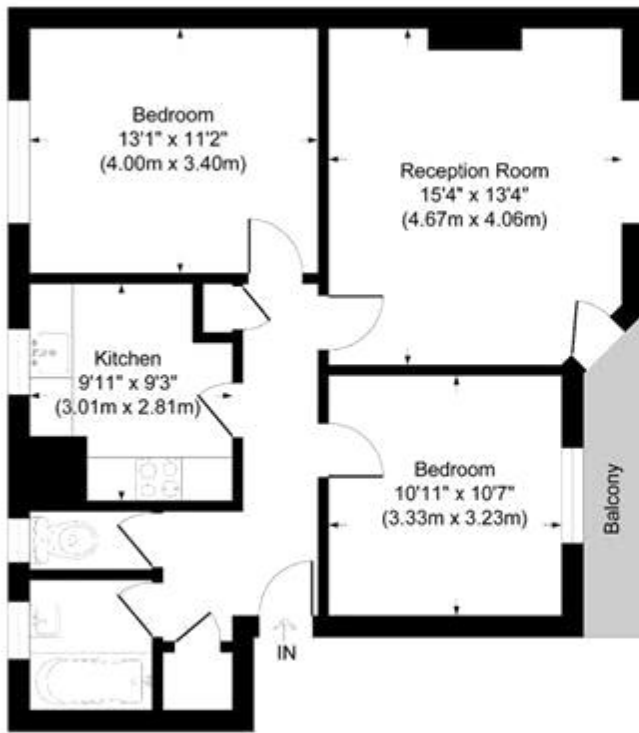
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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**£390,000** Leasehold



Third Floor



**Kelvedon House  
Loughton Way**

Approximate Gross Internal Area  
Second Floor = 67.3 sq m / 725 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.