

Claridges

**STUNNING MODERN
2 BED / 2 BATHROOM
2ND FLOOR APARTMENT WITH BALCONY
TO LET**



**BLACKBOROUGH HOUSE
BEATRICE COURT, BUCKHURST HILL, ESSEX IG9**

020 8559 1122



Location:

Situated just off Albert Road, Buckhurst Hill within walking distance of Buckhurst Hill Underground Station (Central Line) and the restaurants, cafes and boutiques of Queens Road.

Description:

A lovely second floor apartment with stunning views with two bedrooms and two bathrooms within a gated development with one allocated parking space.

Two double bedrooms with an en-suite shower room in the main bedroom, main bathroom with bath, WC and hand basin. Open plan kitchen/lounge. The kitchen comprises all integrated appliances including fridge, freezer, washing machine/dryer, dishwasher, gas hob/oven and an extractor. The flat benefits from gas underfloor heating, entry-phone and has a balcony in the lounge area. The flat is bright and modern and in an excellent decorative order.

Rental:

£1,400 pcm

Pre Tenancy Charges

Tenancy Agreement	£300
Administration	£65 per occupant/guarantor
References	£156 per person

Viewing:

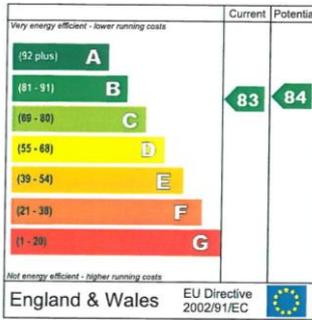
Available for viewing now - with immediate occupation

By Appointment only via Claridges – 020 8559 1122

E: sam@claridges-estates.co.uk



EPC:



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These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

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Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

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Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.