

Buckingham Apartments

Leasehold

£250,000

LANGLEY
ESTATE AGENTS

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A beautifully presented one double bedroom penthouse apartment in a gated development set back from the road. Located just off Elmers End Road within close proximity of Birkbeck and Elmers End station with its Tramline service.

The property has a superb 20'2 x 14'8 Living room with Juliet balcony and open far reaching views. There is also a modern fitted Kitchen with range of appliances. A good size double bedroom with a walk in wardrobe and wonderful views. The spacious luxury bathroom suite is well appointed with velux window. There are also attractive laminate wood floors to most rooms, full gas fired central heating security, entry phone system and ceiling downlighters. Externally there is an allocated parking space.

Other Information;

Built by Silverstone Homes in 2007.



Lease: 125 Years from 2007. Maintenance: £116 Per calendar month. Ground Rent: £200 Per annum.



DICSLAIMER: PLEASE NOTE THESE PARTICULARS
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS
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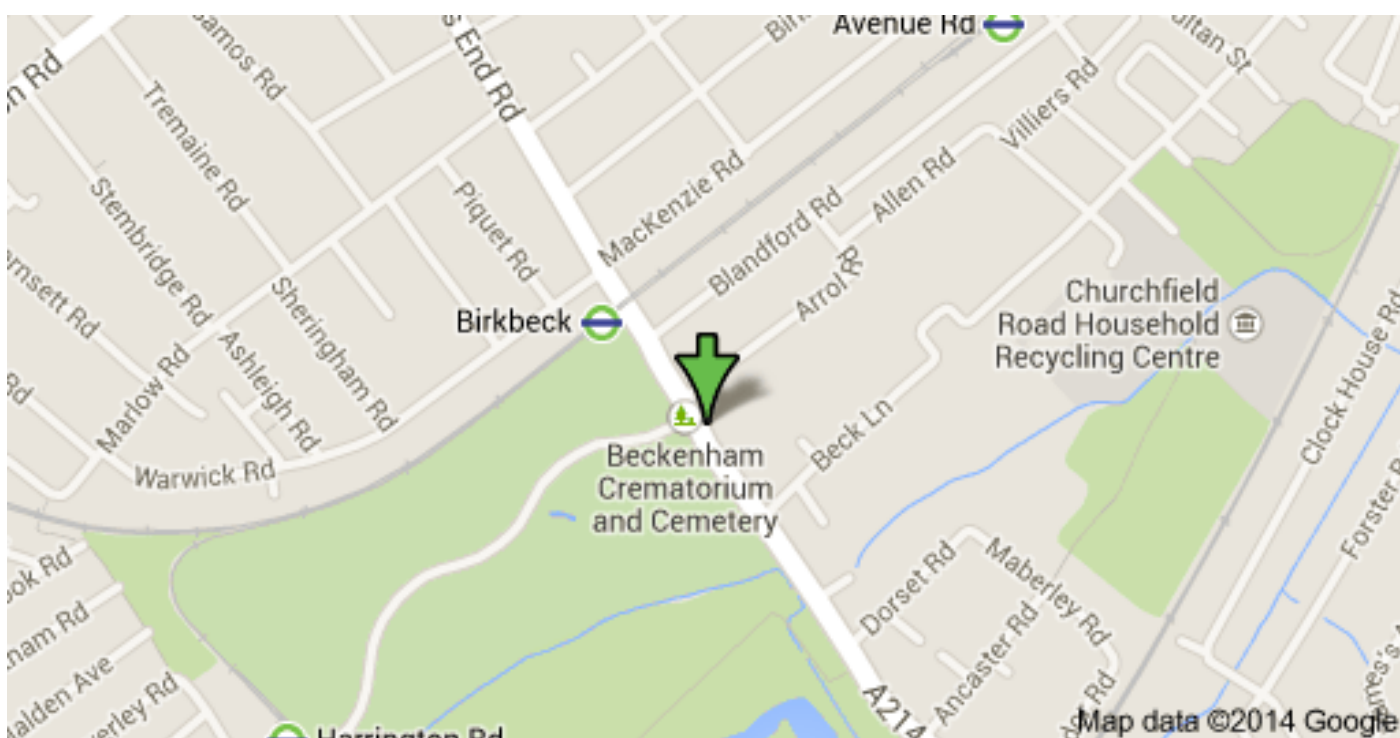


TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	82	85		82	83
England & Wales	EU Directive 2002/91/EC 		England & Wales	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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