



P R I M E R E S I D E N T I A L

P R E S E N T S

Roebuck Heights, Buckhurst Hill



## Roebuck Heights, Buckhurst Hill



The Elliott James team are proud to present this stunning two-bedroom, two bathroom apartment set within the highly prestigious Roebuck Heights development.

This impeccable apartment is located on the first floor and comprises of spacious entrance hall, bright living room with balcony, two double bedrooms, two bathrooms including en-suite four piece bathroom to master and separate modern kitchen with granite worktops and Miele appliances.

Further benefits include secure video entry phone system, air conditioning to all rooms, underfloor heating throughout, allocated parking in the secure underground car park, storage container in the car park, built in speaker system throughout and fitted wardrobes in both bedrooms.

The development in general includes lift to all floors, secure electric gates, beautifully kept communal gardens, and modern communal hallways.

Roebuck Heights is located close to the forest and just 0.5 miles from Buckhurst Hill Central Line Station. An early viewing is advised.



My background of working in both a busy corporate and independent agency locally has enabled me to develop a detailed understanding of all my clients' requirements during the sometimes-stressful process of selling or purchasing a home. I pride myself in always giving all my clients the highest level of customer service and maintaining the highest levels of communication which fits hand in hand with the exceptional service the team here at Elliott James strive to always deliver. I have a passion for all things property related and thoroughly enjoy matching clients with their dream home. I am always on hand to guide all my clients through every step of the home moving process whether that's selling or purchasing right from a formal offer being agreed to the day of completion.



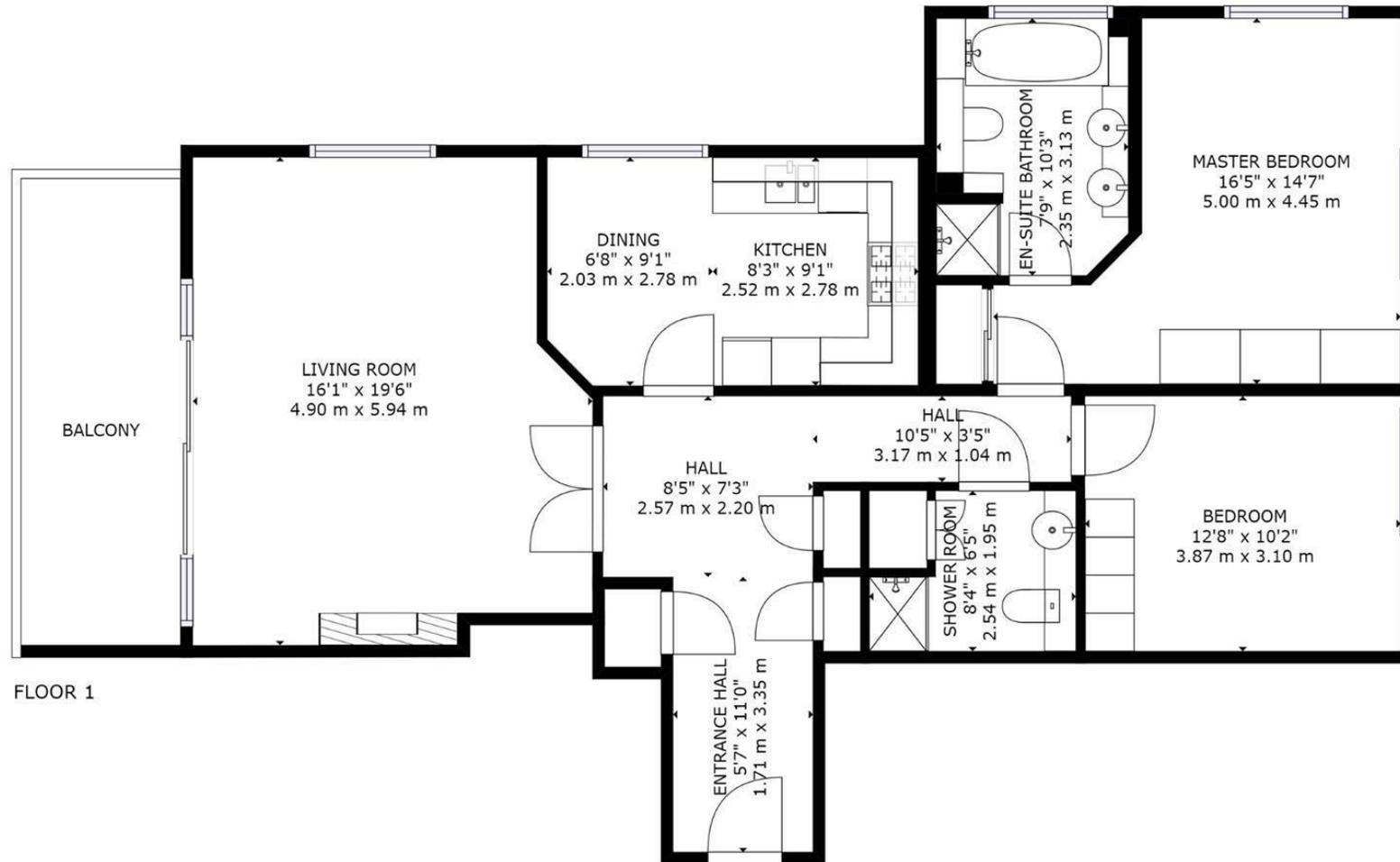
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 1080.00 sq ft	Type Apartment	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band G

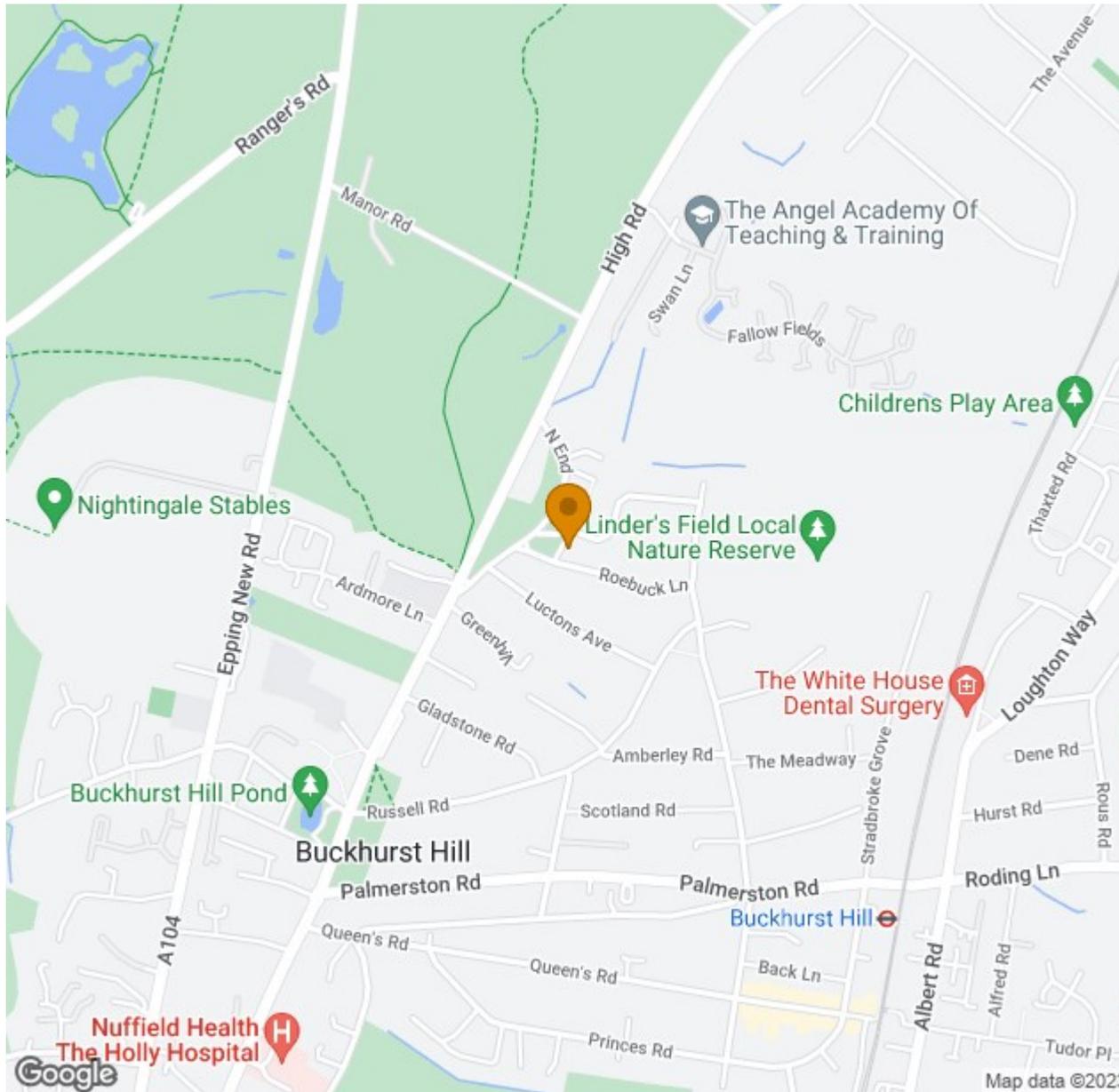
# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 1097 sq ft, 102 m<sup>2</sup>, EXCLUDED AREAS:  
BALCONY: 120 sq ft, 11 m<sup>2</sup>  
TOTAL: 1097 sq ft, 102 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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