



## Station Way Buckhurst Hill, IG9 6LL

Edward Chase estate agents are delighted to present to the residential lettings market this spacious 2-bedroom flat. This property is in a prime location in Buckhurst Hill positioned on the doorstep of Roding Valley Station and would be an ideal selection for tenants searching for size, comfort, and convenience. This property has several key features such as: - 2-bedroom ground floor flat - Superb size - Roding Valley Station for transportation links into London - Fully Tiled bathroom - Large kitchen with ample storage - White goods included - Unfurnished - Gas central heating - Double glazed windows - Parking for 1x vehicle - Combination boiler - Local schools and amenities For further information or viewings, please contact Edward Chase lettings team today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental

- Spacious, Bright & Airy 2 Bedroom Flat
- Gas Central Heating, Combination Boiler, Double Glazed Windows
- EPC Rating C, Council Tax Band C, Borough of Essex County
- Positioned in The Quiet Buckhurst Hill Only A Short Walk To Roding Valley Station
- Private Parking Available For 1x Vehicle
- Property Is To Be Rented Unfurnished Including Kitchen White Goods

**Monthly Rental Of £1,699**

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please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the local experts covering the postcodes E14, E15, E16.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.