

# DURDEN & HUNT

INTERNATIONAL

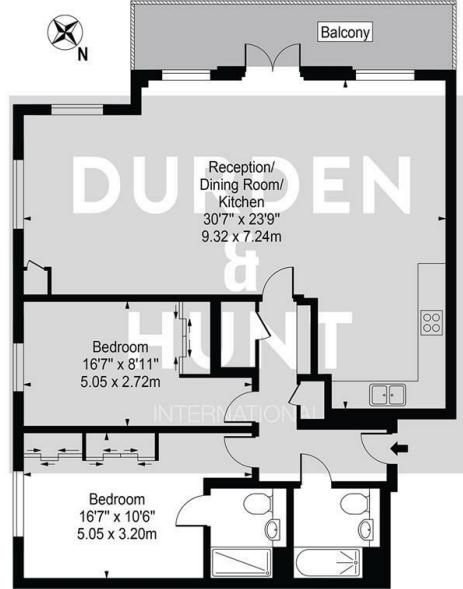


## 152-154 Queens Road, Essex IG9

Offers Over £600,000

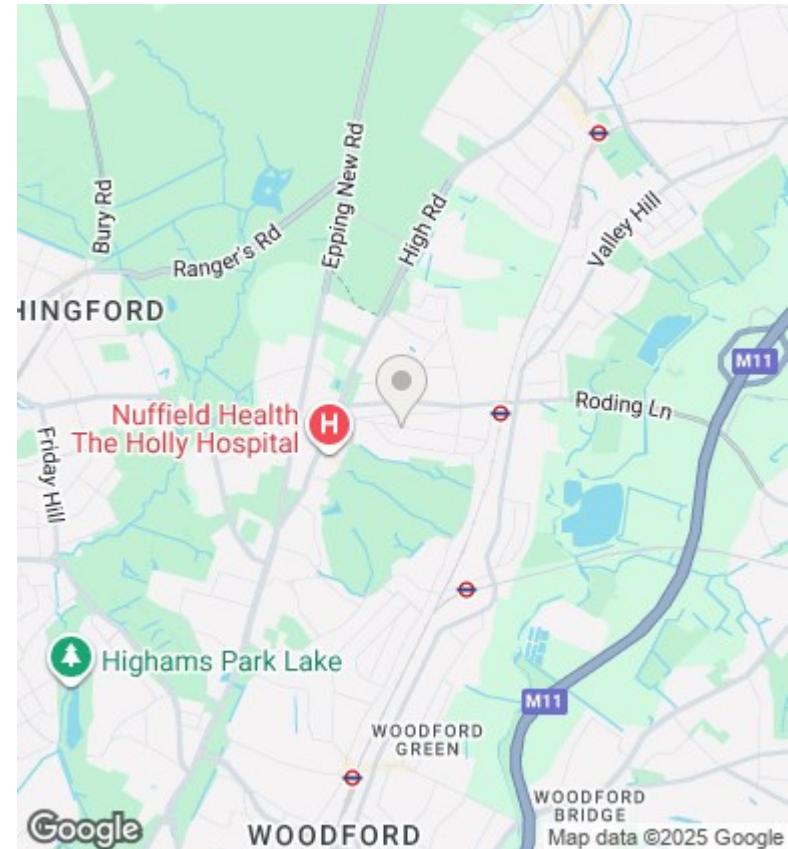
- Prime Location
- Off Road Parking
- Modern Development
- Additional Double Bedroom
- Excellent Transport Links
- Secure Entry System
- Spacious Open Plan Living
- Private Balcony
- First Floor Apartment
- Primary Bedroom With En Suite

Ivydene Court,  
Queens Road  
Approx. Gross Internal Area 1019 Sq Ft - 94.67 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

E

## EPC Rating:

B

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