

Gross Internal Floor Area:
Approximately 638 sq.ft. / 59sq.m

FREE MARKET APPRAISAL

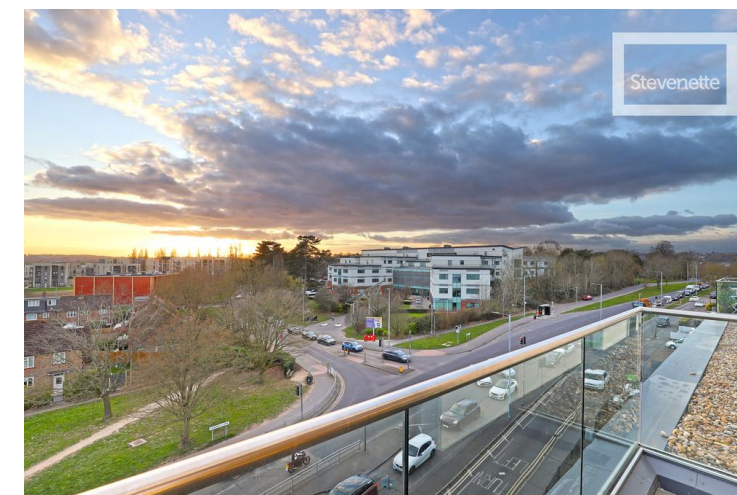
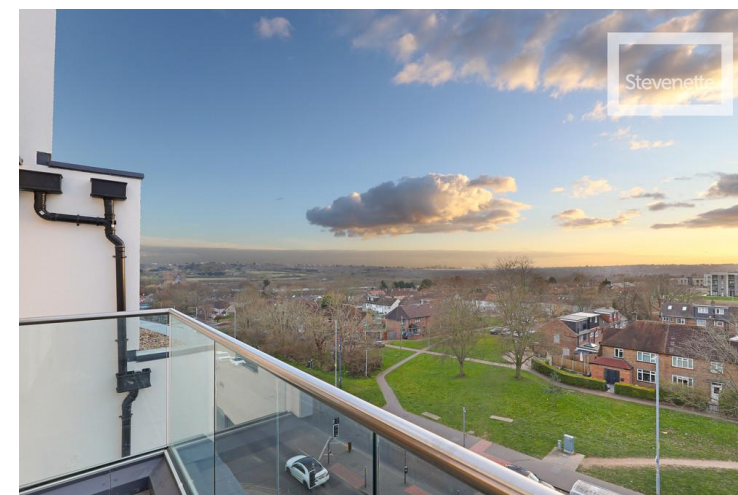
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Stevenette

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	88	88
EU Directive 2002/91/EC		
www.epc4u.com		

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Essex, IG10 1LJ
Tel: 020 3657 6576
Email: enquiries@stevenette.com

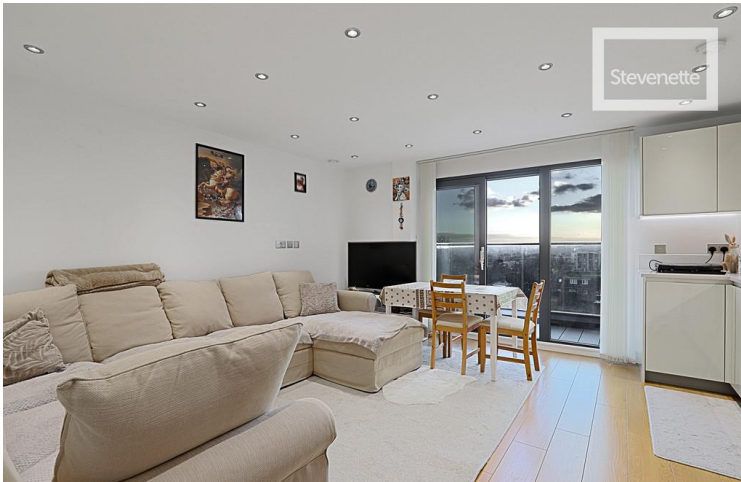
@StevenetteandCoLLP

@StevenetteandCo

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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54 Landmark House
Loughton, IG10 2FA
£385,000



- Fifth Floor Apartment
- Balcony
- Contemporary Design
- Gas Central Heating
- Double Glazing
- Permitted Parking Space

As its name suggests, Landmark House is one of the most significant developments to have been added to the town's skyline in recent years. This modernist development is perfectly-placed for access to Debden Central Line Station, the local shops and amenities of The Broadway and the supermarket and retail outlets at Epping Forest Shopping Park. This 2-bedroom apartment is situated on the 5th floor with a southwest-facing balcony allowing for commanding views towards London.

GROUND FLOOR

COMMUNAL HALL

Postboxes and elevator. NB The elevator is operated by a security fob that gives each owner access to their own floor.

FIFTH FLOOR

COMMUNAL LANDINGS

ENTRANCE HALL

Large built-in storage cupboard.

OPEN-PLAN LIVING, DINING AND KITCHEN

15' 7" x 13' 10" (4.75m x 4.22m)
French doors open to the balcony that has far-reaching south-westerly views.

A range of gloss-finish base and wall units incorporate a dishwasher, washing machine/tumble dryer, oven, electric hob and integral refrigerator/freezer.

BEDROOM 1

13' 9" x 8' 9" (4.19m x 2.67m)
The measurement includes a built-in double wardrobe.

BEDROOM 2

11' 3" x 9' 4" (3.43m x 2.84m)
Built-in cupboard.

BATHROOM & WC

A suite comprises bath with shower over, lavatory and hand basin.

PARKING

The property has an allocated parking space in the car park area to the rear of the building and further visitor spaces are available.

TENURE

We understand the property to be leasehold with a term of 150 years having commenced 01/01/17 and ending on 06/07/2167 (approx. 143 years remaining).

The property is currently occupied on an Assured Shorthold Tenancy (periodic). The current rental agreement is for £1800 per calendar month.

SERVICE CHARGES

We understand the current service charge to be £1261 per year and this includes utilities, cleaning and maintenance for communal areas and lifts, management of the building, window cleaning and legal obligations. Buildings Insurance is understood to be £260 per year. Ground Rent is understood to be £300 per year.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.



Viewing is available strictly by appointment
with Stevenette and Company LLP
020 3657 6576

