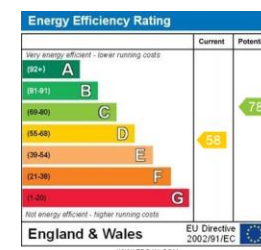


Total area: approx. 39.5 sq. metres (425.1 sq. feet)



Sedley House, 136 Church Hill, Loughton,
Essex, IG10 1LJ
Tel: 020 3657 6576
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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.

Stevenette

27 Droveway
Loughton, IG10 2LZ
£220,000



- Second Top Floor Flat
- Good Surrounding Views
- Electric Heating
- New Double Glazing
- Cul-de-Sac Position
- South-Facing

Offered with NO ONWARD CHAIN and with a very generous leasehold term remaining of 147 years which benefits from a nil ground rent, this second-floor flat is tidily presented, newly carpeted and has newly-installed double glazing throughout and will also allow the buyer an exciting opportunity to modernise the kitchen and bathroom fittings according to their own tastes. Droveaway is an established cul-de-sac well-placed for local amenities, shops and good public transport links.

COMMUNAL HALL

SECOND FLOOR

HALLWAY

LOUNGE/DINING ROOM

9' 7" x 15' 7" (2.92m x 4.75m)

KITCHEN

6' 6" x 10' 2" (1.98m x 3.1m)

Fitted with base and wall units incorporating an electric cooker, a tall refrigerator-freezer, a washing machine and a stainless steel sink. There is also a Breakfast Bar and two built-in cupboards - one of which, the airing cupboard, contains the water tanks, the hot one having an immersion heater fitted

BEDROOM

12' 8" x 8' 9" (3.86m x 2.67m)

BATHROOM & WC

6' 6" x 5' 8" (1.98m x 1.73m)

Avacado coloured three piece suite with shower over bath. Extractor fan.

EXTERIOR

The buildings are set within lawned areas and parking spaces are available to residents.

TENURE

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). The long lease term

ends 24 June 2172 (147 years remaining) with NIL Ground rent

SERVICES

Mains electricity, water and drainage services are understood to be connected. Gas is also available but presently not connected. No services or installations have been tested.

SERVICE CHARGES

A service charge of £80pcm is payable in respect of maintenance of the communal grounds and areas, window cleaning, buildings insurance and management of the development.

Ground rent is understood to be nil.

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 'B'.

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

