



Valley Hill, Loughton, IG10 3BF

£320,000

 **Coultons**

PROPERTY SUMMARY

Nestled in the charming area of Valley Hill, Loughton, this modern penthouse apartment offers a delightful living experience. With one well-proportioned bedroom, this property is perfect for individuals or couples seeking a comfortable and stylish home. The apartment features a spacious open plan modern fitted kitchen/living room, with doors opening onto a balcony ideal for relaxation or entertaining guests, providing a warm and inviting atmosphere.

The contemporary design and vaulted ceilings of the apartment ensures that it meets the needs of modern living, with a focus on both functionality and aesthetics. The bathroom is well-appointed, offering a serene space for unwinding after a long day.

One of the standout features of this property is the convenience of a gated allocated parking space for one vehicle, a valuable asset in this sought-after area. Residents will appreciate the ease of access to local amenities, including shops, restaurants, coffee shops, bars and parks, making it an ideal location for those who enjoy a vibrant community. Loughton Underground Station (Central Line) is a short walk from the apartment.

We have been advised that the remaining lease has approximately 104 year remaining with an annual ground rent of £200 and annual service charge of £1500.

In summary, this modern apartment in Valley Hill presents an excellent opportunity for anyone looking to settle in a desirable location. With its appealing features and convenient amenities, it is sure to attract interest from prospective buyers or renters alike. The property is being sold on a chain free basis and viewing is highly recommended.

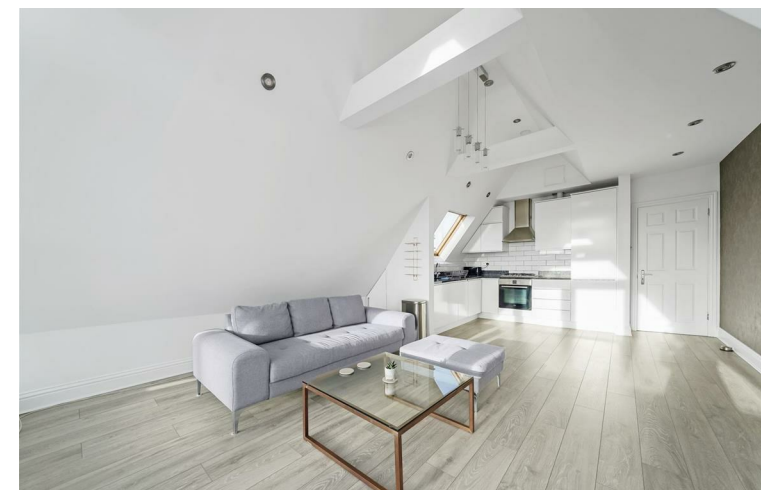
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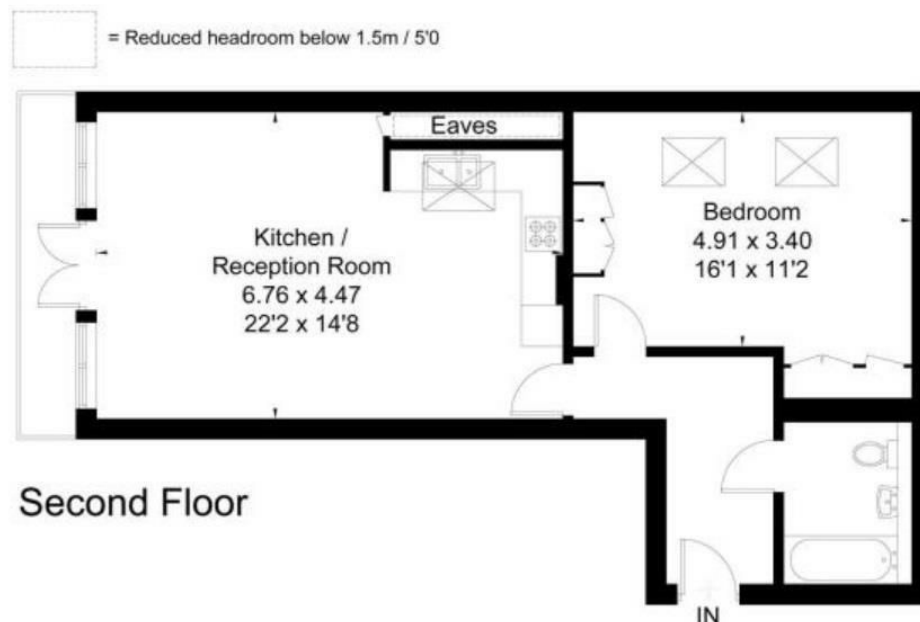
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LOCAL AUTHORITY

Epping Forest

TENURE

Leasehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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