

Two bedroom top floor apartment | Two double bedrooms | Gas central heating | 0.5 miles to Loughton Central Line Station | Amenities nearby | Epping Forest within walking distance | Good vehicular access to the M25 and M11.

CHURCHILL
estates



Crescent View, Loughton, IG10 4PZ
£1,600 Per Calendar Month



To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk



The property has been completely repainted throughout, along with new carpets, which is also positioned in an ideal location, situated within close proximity to Loughton High Street, with its array of shops. Both Loughton and Debden Central Line Station nearby, additionally you have easy vehicular access to the M25 and M11 and bus routes a stones throw away. Available Immediately.

5 weeks' deposit: £1,846

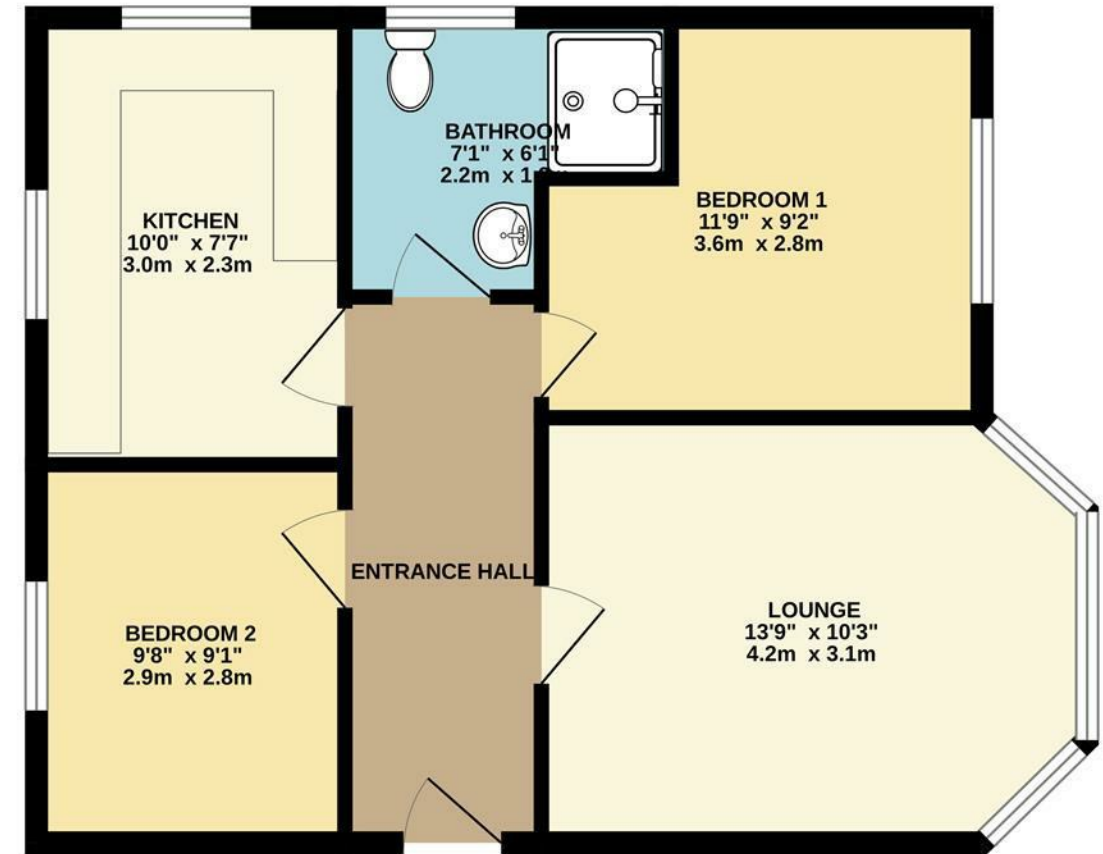
Council Tax band: C

EPC rating: D

Minimum 12 months' let



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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