



URPRISE HOUSE

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estates

Church Hill, Loughton

Asking Price £390,000

Tenure: Leasehold

Floor Area: 742.00 sq ft

Local Authority: Epping Forest


Council Tax Band: E

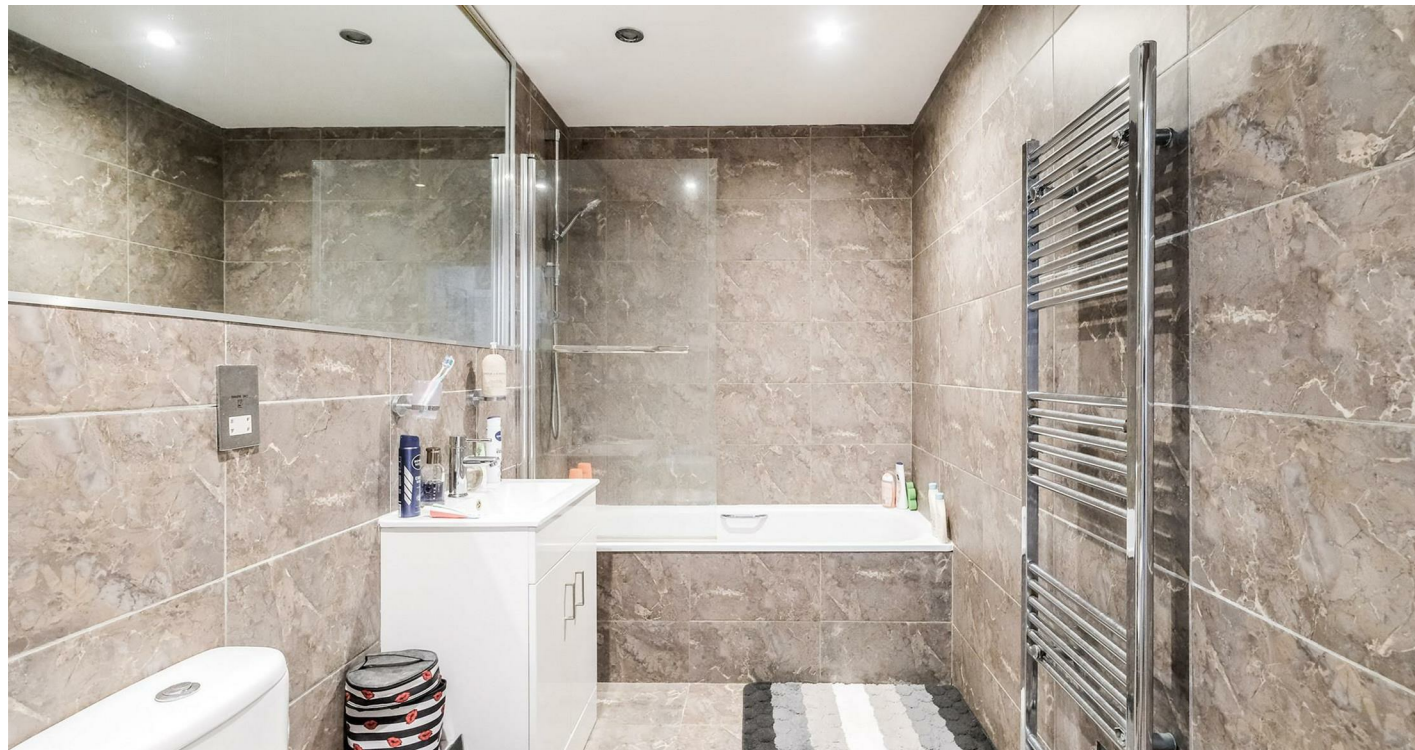
Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

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





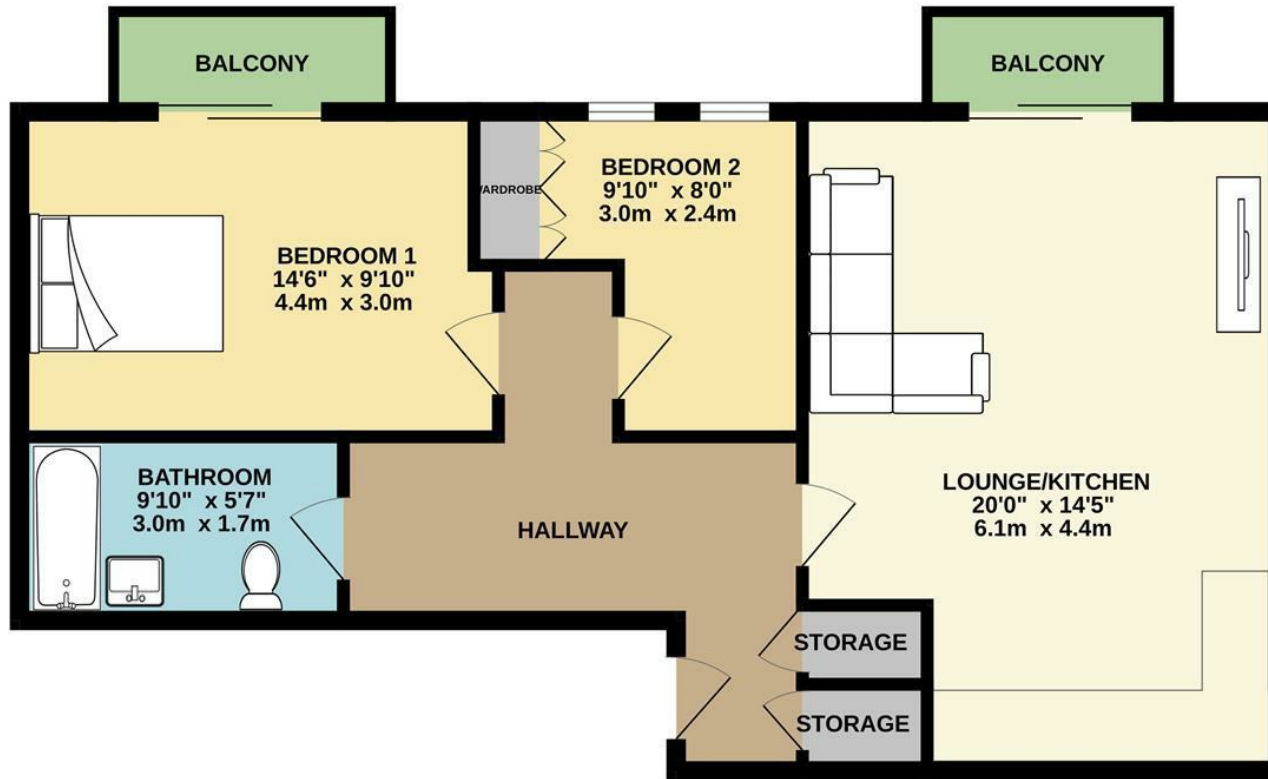


This delightful second-floor apartment offers a perfect blend of comfort and convenience. Boasting approximately 742 sq ft, this property features a welcoming reception room, two cosy bedrooms, and a modern bathroom. Situated in a gated development, this apartment provides peace of mind with allocated parking and access to communal gardens, ideal for enjoying the outdoors. The high street location ensures easy access to an array of amenities, making daily errands a breeze. The property's prime location also offers the luxury of being within walking distance to the tube, perfect for commuters or those who enjoy exploring the city. With an entry phone system in place, security and convenience are at the forefront. Step inside to discover two balconies that offer a lovely spot to unwind and soak in the surroundings. The two double bedrooms provide ample space for relaxation, while the large bathroom exudes a sense of luxury. Additionally, the apartment features ample storage space, perfect for keeping your living area clutter-free. The open-plan lounge is a versatile space that can be tailored to suit your lifestyle, whether it's for entertaining guests or simply relaxing after a long day. This property is offered with a 111 year lease, the service charge is £2314pa and the ground rent is £162pa.





2ND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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To view call **0208 504 2222**