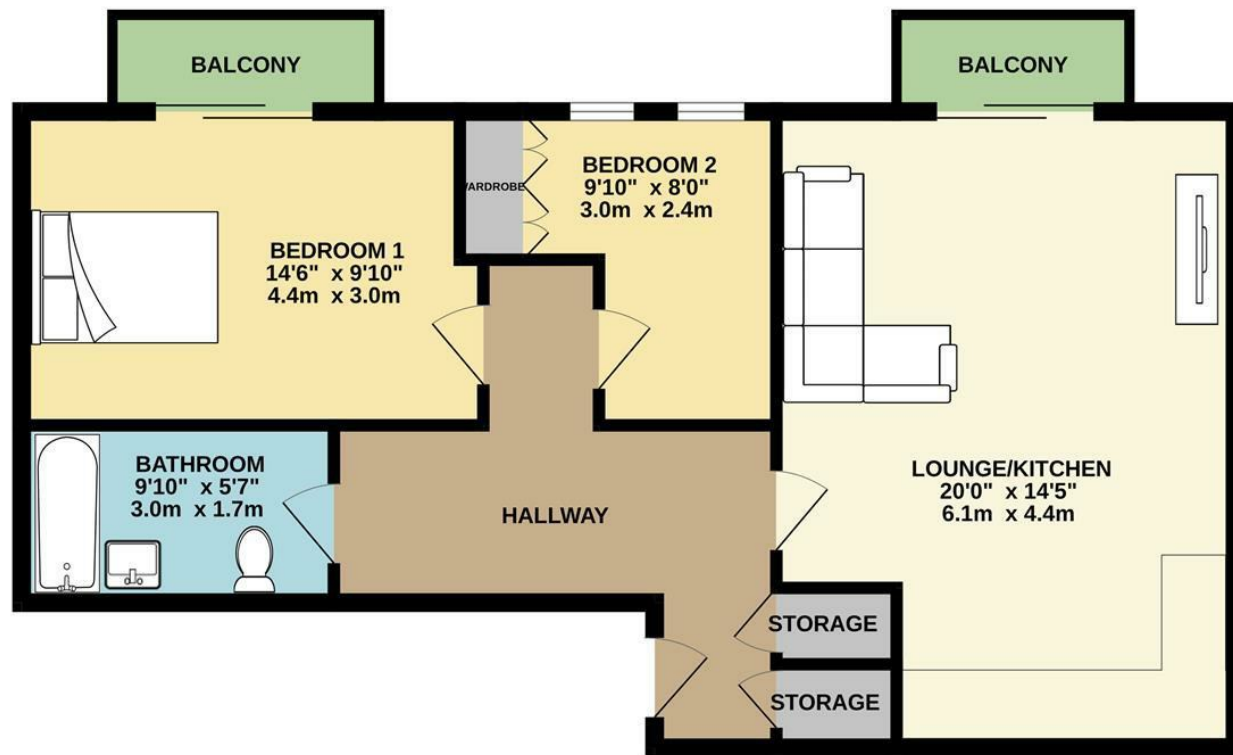


2ND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



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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Council: Epping Forest | Council Tax Band: E | Floor Area: 742.00 sq ft



CHURCHILL
estates

Church Hill, Loughton, IG10 1LA

Asking Price £390,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**

CHURCHILL
estates

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



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.



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.

