



TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)
 PLAN NOT TO SCALE FOR INFORMATION ONLY
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Council: Epping Forest | Council Tax Band: C | Floor Area: 656.00 sq ft



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Landmark House, Loughton, IG10 2FA
 Asking Price £385,000 Leasehold

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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.



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Welcome to Landmark House, this stylish two-bedroom apartment, situated on the fifth floor, offers a modern living experience with lift access and breathtaking views from the south-west facing balcony. Spanning an impressive 656 square feet, this property is designed for both comfort and convenience. As you enter, you are greeted by a spacious reception room that seamlessly flows into a contemporary kitchen. The kitchen is equipped with a range of high-quality gloss-finish base and wall units, featuring essential appliances such as a dishwasher, washing machine/tumble dryer, oven, electric hob, and an integral refrigerator/freezer. This well-appointed space is perfect for those who enjoy cooking and entertaining. The apartment comprises two well-sized bedrooms, providing ample space for relaxation and rest. The modern bathroom is located at the bottom of the hallway. Location is key, and this property does not disappoint. Just a five-minute walk from Debden Central Line station, commuting to London and beyond is a breeze. Additionally, with convenient motorway access and a variety of amenities right on your doorstep, including gyms and leisure centres, you will find everything you need within easy reach. Loughton High Street is merely a two-minute drive away, offering a delightful selection of shops, cafes, and restaurants. Externally, the property benefits from one allocated parking space, adding to the convenience of urban living. This apartment is an ideal choice for professionals, couples, or small families seeking a modern lifestyle in a vibrant community. Do not miss the opportunity to make this exceptional flat your new home.



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