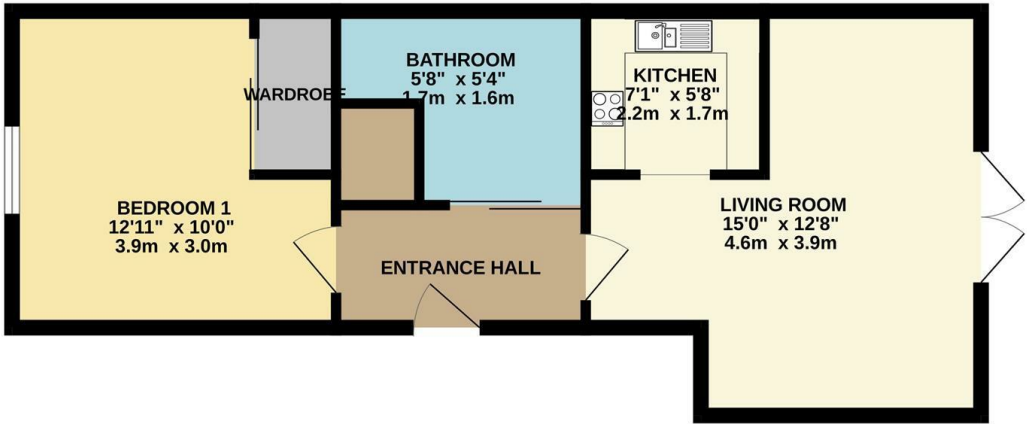





GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 365 sq.ft. (33.9 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: C | Floor Area: 366.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**CHURCHILL**  
estates



**CHURCHILL**  
estates

Maple Gate, Loughton, IG10 1PS  
£1,300 Per Month

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



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





This ideal rental property is situated in the northern end of Loughton in this modern development with ample unallocated parking and well maintained gardens. It is midway between Loughton and Debden stations, within walking distance of Lidl, Sainsbury's Local, other convenience shops and the Plume of Feathers gastropub but still close to Epping Forest and with good access to the M11 and M25. It is also on bus routes to both Loughton and Debden Central Line stations with Debden station only a 20 minute walk away. Loughton town centre is in close proximity with its shops, bars, restaurants and boutiques, together with a large M&S Food, Morrisons and Sainsbury's and Loughton Central Line station with 24 hr service on the weekend.

This GROUND FLOOR apartment comprises a good size double bedroom, fitted kitchen and bathroom. The living/dining room offers plenty of space and patio doors which lead you directly out onto your PRIVATE PATIO AREA and the communal gardens.

5 weeks' deposit: £1,500

Council tax band - C

EPC Rating - D

Minimum 12 months' let

