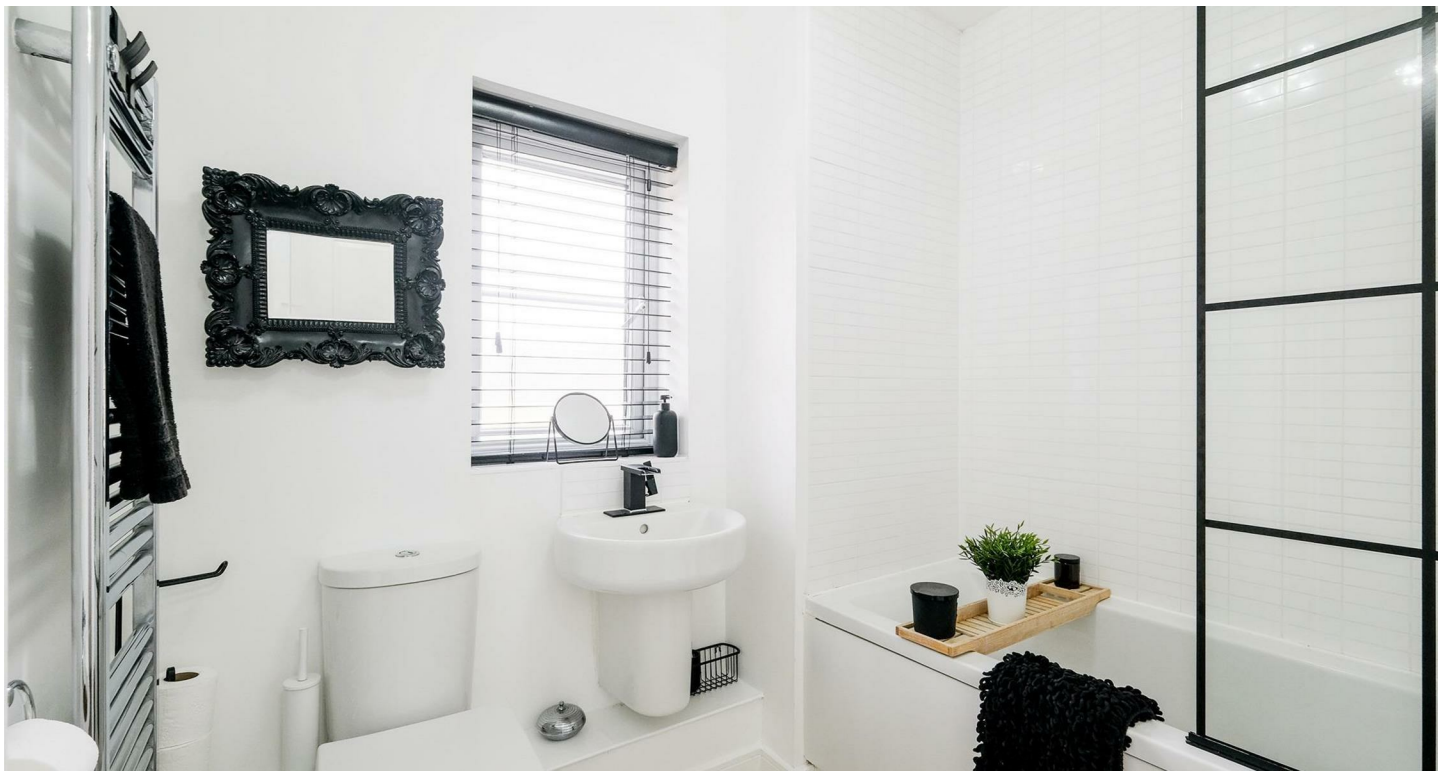




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The Square, Loughton

Guide Price £275,000

Tenure : Leasehold

Floor Area : 495.00 sq ft

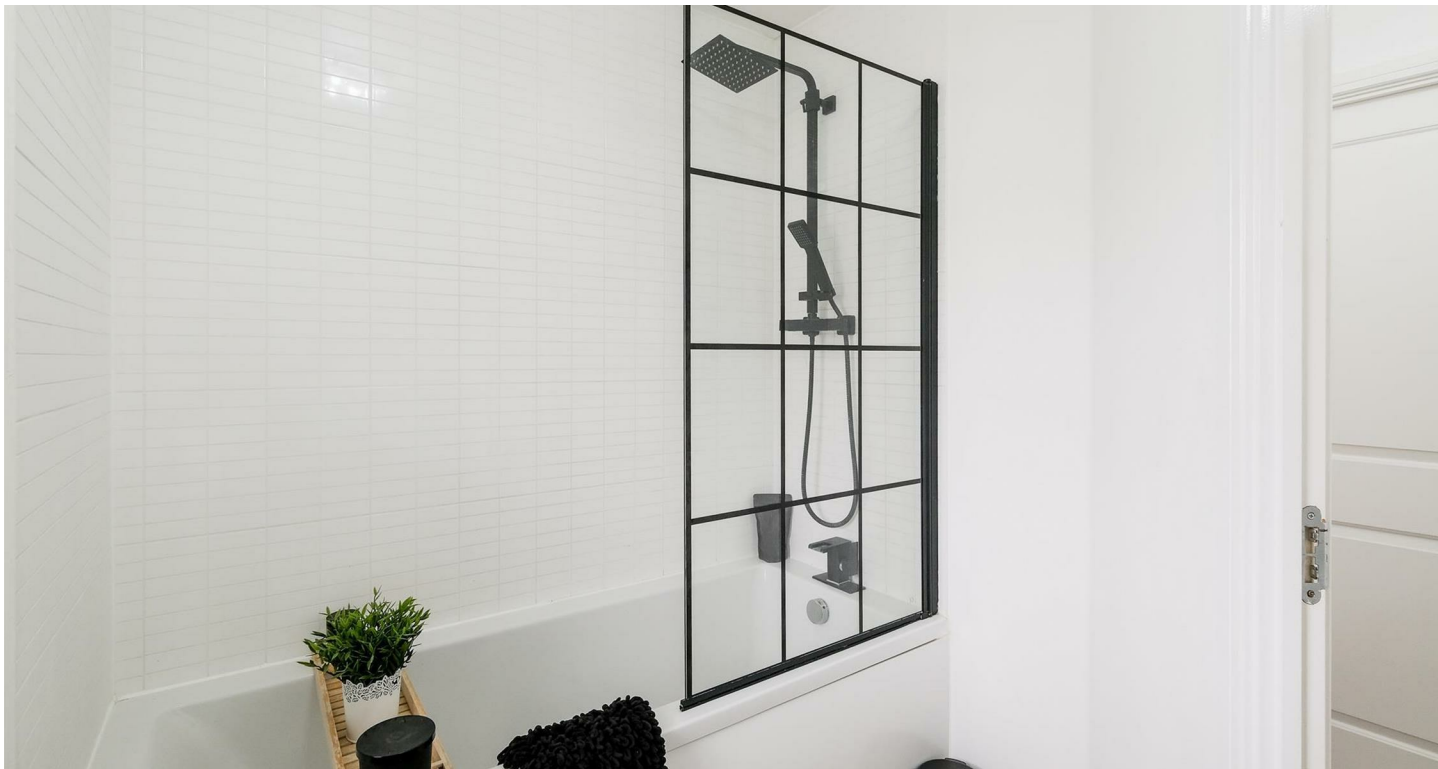
Local Authority : Epping Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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



Guide Price £275,000 - £300,000

Conveniently located for commuters, Debden Central Line station is only 0.7 miles away whilst also benefiting from having easy access to bus routes just a few minutes walk from your doorstep. Additionally, just a 4 minute drive away you will find Sainsburys supermarket as well as other amenities such as Cafes, Restaurants, Boutiques and much more. For those who enjoy the outdoors, nearby, you will find Roding Valley Recreational Grounds where you can enjoy long, sunny walks along the River Roding.

Situated on the top floor this apartment offers a sense of security and is flooded with natural light. The current homeowner has done a fantastic job maintaining this property and has stylishly decorated throughout. The double bedroom is complete with fitted wardrobes, the bathroom has recently been refitted and the open plan living / kitchen area is a brilliant place to sit and unwind after a long day at work. Further benefits include ample storage, a long lease with 112 years remaining, loft access, entry phone systems and externally 1x allocated parking space. This home is also being offered on a chain free basis, ideal for a first time buyer.

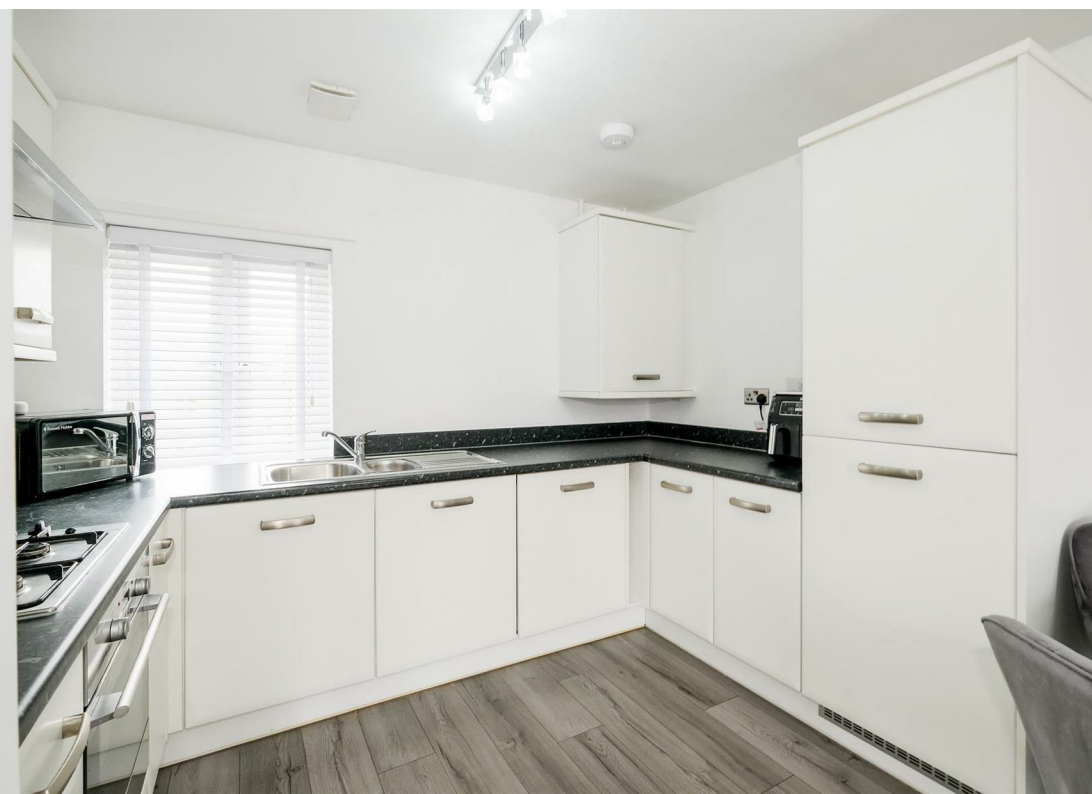




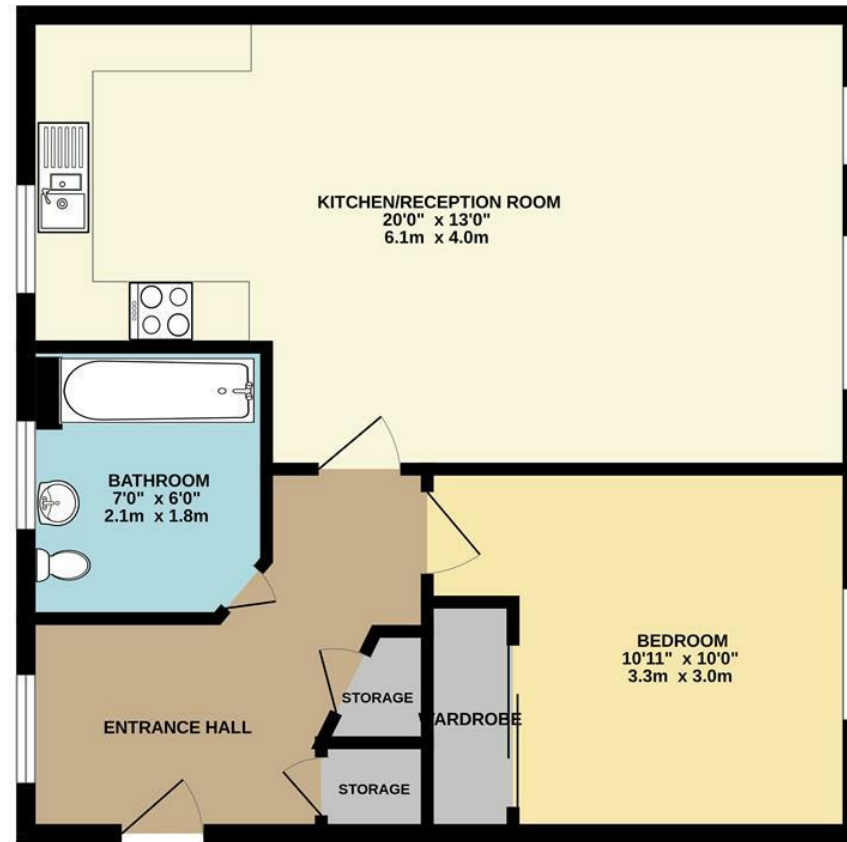


- CHAIN FREE
- ALLOCATED PARKING
- ENTRY PHONE SYSTEM
- FULLY FITTED KITCHEN
- AMPLE STORAGE
- 112 YEAR LEASE
- MODERN THROUGHOUT
- LOFT ACCESS
- OPEN PLAN LIVING
- DOUBLE BEDROOM WITH FITTED WARDROBES





TOP FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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**

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