



Newmans Lane, Loughton, IG10

BUTLER & STAG



**Guide Price £375,000-£400,000.** This second-floor two-bedroom, two-bathroom apartment offers an ideal urban lifestyle, boasting a spacious open-plan lounge/kitchen/diner, a private south-facing balcony, and exclusive access to a host of amenities. The perfect blend of style and practicality, this residence ensures you make the most of luxury living.



## Leasehold

- Stunning Two Bedroom/ Two Bathroom Apartment
- 673 Sq. ft Of Accommodation Space
- Private South Facing Balcony
- Second Floor With Lift Access Throughout
- Open Plan Lounge/Kitchen/Diner
- Two Private Underground Allocated Parking Spaces

Developed by Crest Nicholson in 2018 and spanning an impressive 674 Sq. ft with the heart of the home being the open-plan living space, which seamlessly combines the lounge, kitchen, and dining areas. This contemporary design allows for a flexible and sociable living experience. The sleek kitchen is equipped with modern appliances and ample storage, making it perfect for culinary enthusiasts and entertainment. Following on, two well-appointed bathrooms, one of which is an en-suite, providing utmost convenience and privacy for you and your guests with the master also holding a bespoke fitted wardrobe.

Step outside onto your private south-facing balcony, where you can enjoy your morning coffee, bask in the sun, or unwind with a glass of wine in the evenings. The balcony offers the perfect outdoor retreat right at your doorstep.

Forget the hassles of street parking. With two allocated underground parking spaces, your vehicles will be safe, secure, and easily accessible at all times. As a resident, you'll have access to a communal terrace spanning 60x55 ft feet, perfect for social gatherings, barbecues, or simply taking in the views of the vibrant Loughton neighbourhood.

Situated just 0.6 miles from Debden Central Line station, your daily commute and access to London's transport network couldn't be more convenient. Loughton's town centre is right at your doorstep, offering a range of shops, restaurants, and leisure facilities.

Chain Free.





## Luna Court

Approx. Gross Internal Area 62.6 Sq M ( 673.8 Sq Ft )

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### Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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