

## High Road, Loughton, IG10 1DF

Guide Price £275,000

- Guide Price £275,000 - £300,000
- Short Walk To Loughton Train Station
- Juliette Balcony
- Great Rental Yield
- Video Intercom System
- Central High Street Location
- Modern Décor All Throughout
- Perfect for First Time Purchase
- Integrated Appliances
- Ground Rent £150 / Service Charge £923 / Lease remaining 114 years

# High Road, Loughton, IG10 1DF

Guide Price £275,000 - £300,000

Caplen Estates have the pleasure in presenting to the market this fantastic one bedroom first floor apartment located in Loughton high street. A fantastic option for commuters travelling into central London. The property is presented to a high finish making it a complete turn key home.

This spacious one-bedroom apartment has beautiful large windows throughout flooding the property with natural light. From the hallway you will find a modern bathroom complete with a shower. The property has laminated flooring throughout. The lounge is open planned with the kitchen, which comes fully equipped with built in fridge freezer, hob, cooker, and space for a washing machine. This property is a fantastic investment for a first-time buyer or investor looking for a high rental yield.

Ground Rent £150.00 / Service Charge £923.00 / Lease Length Remaining 114 years.



Council Tax Band: C

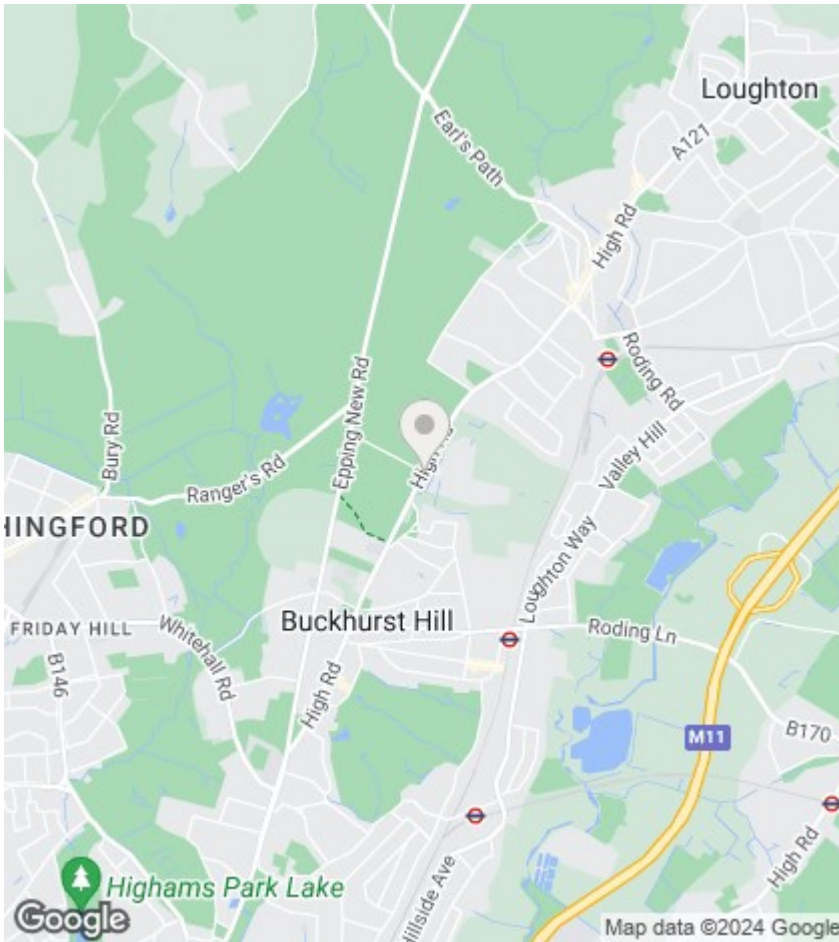


Kitchen Living Dining Room  
15'5" x 11'8"

Bedroom  
14'2" x 9'6"

Shower Room  
6'5" x 5'6"

Hallway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating

B

Council Tax Band

C

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

## First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)

