



## School House Gardens, Loughton, IG10 3PD

Guide Price £350,000 - £375,000

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- First Floor Apartment
- Open Plan Kitchen/Lounge
- Walking Distance to Debden Station, Close to Local Amenities and Restaurants
- Two Bedrooms
- Allocated Parking
- Modern Family Bathroom
- Lease Remaining - 955yrs / Service Charge - £1,220 p.a. / Ground Rent - £0 p.a.

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Caplen Estates welcome to the market this modern two bedroom apartment situated in Loughton. The property benefits from an open plan lounge/kitchen which is fully integrated, two double bedrooms, modern family bathroom, storage and allocated parking. The property is located with easy access to both Debden Broadway shops, Central Line Station and M11 access. Please call our office to arrange a viewing.

Lease Remaining - 955yrs / Service Charge - £1,220 p.a. / Ground Rent - £0 p.a.



Council Tax Band: C



Kitchen Living Room  
17'6" x 21'3"

Bedroom One  
11'3" x 10'0"

Bedroom Two  
8'3" x 12'11"

Bathroom  
6'6" x 6'2"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(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

C

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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

## First Floor

Approx. 54.0 sq. metres (580.7 sq. feet)

