

# DURDEN & HUNT

INTERNATIONAL



## Flat 100, 100 Maple Gate, Loughton, Essex, IG10 1PR

£250,000

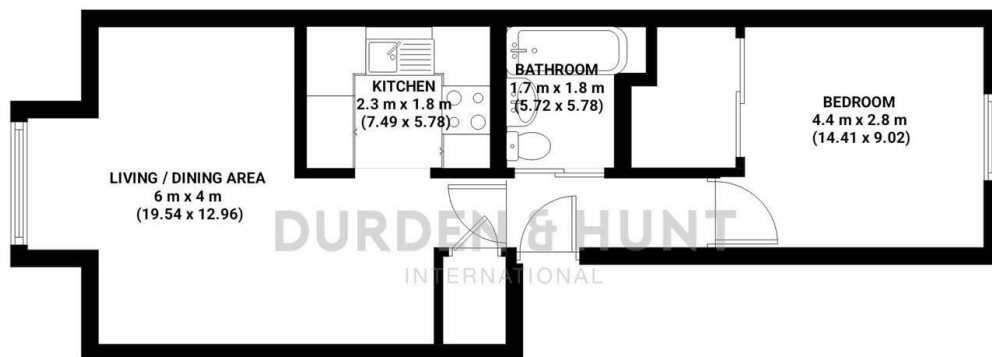
- Open Plan Living And Dining Area
- Double Sized Bedroom With Fitted Wardrobes
- Loft Space Access
- Modern Kitchen
- Unallocated Parking
- Excellent Transport Links
- Family Bathroom
- Communal Gardens

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@urdenandhunt.co.uk](mailto:loughton@urdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

## Maple Gate

Total area: approx 36.09 m<sup>2</sup> (388.46 sq. feet)



### THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

## Directions

## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(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	