

Daniel  
Frank





## 3 Nova Court Newmans Lane Loughton, IG10 1ES

Presenting a charming one-bedroom flat, ideally suited for both first-time buyers and investors alike.

Constructed in 2018/2019 by Crest Nicholson, this flat occupies the first floor of Nova Court. It features an entrance hall, a spacious double bedroom with fitted wardrobes, a modern three-piece family bathroom with contemporary white Roca sanitaryware, and a dual-aspect open-plan living area with a balcony. The fully fitted Commodore kitchen is equipped with integrated SMEG appliances.

Additional features include a secure entry phone system, a large secure bike store and storage room, communal gardens, and an allocated parking space under cover. There's also ample unrestricted on-street parking available for further vehicles and visitors.

Nova Court is covered by a 10 NHBC warranty against structural defects until 2028.

The development is conveniently positioned close to both Loughton and Debden Central Line Stations, providing easy access into The City or West End. The area has several excellent private and public schools that are both primary and secondary level. Epping Forest, Hillyfields Open Space and Roding Valley Nature Reserve are all close by offering multiple areas to go for a bike ride, a run, or a Sunday stroll. The local area has many boutique shops, restaurants, supermarkets and amenities.

Lease remaining - 149 years.  
Service charge - £1400 per annum.  
Ground rent - £250 per annum.

**Tenure Leasehold**  
**Council Epping Forest**





Your Next Chapter

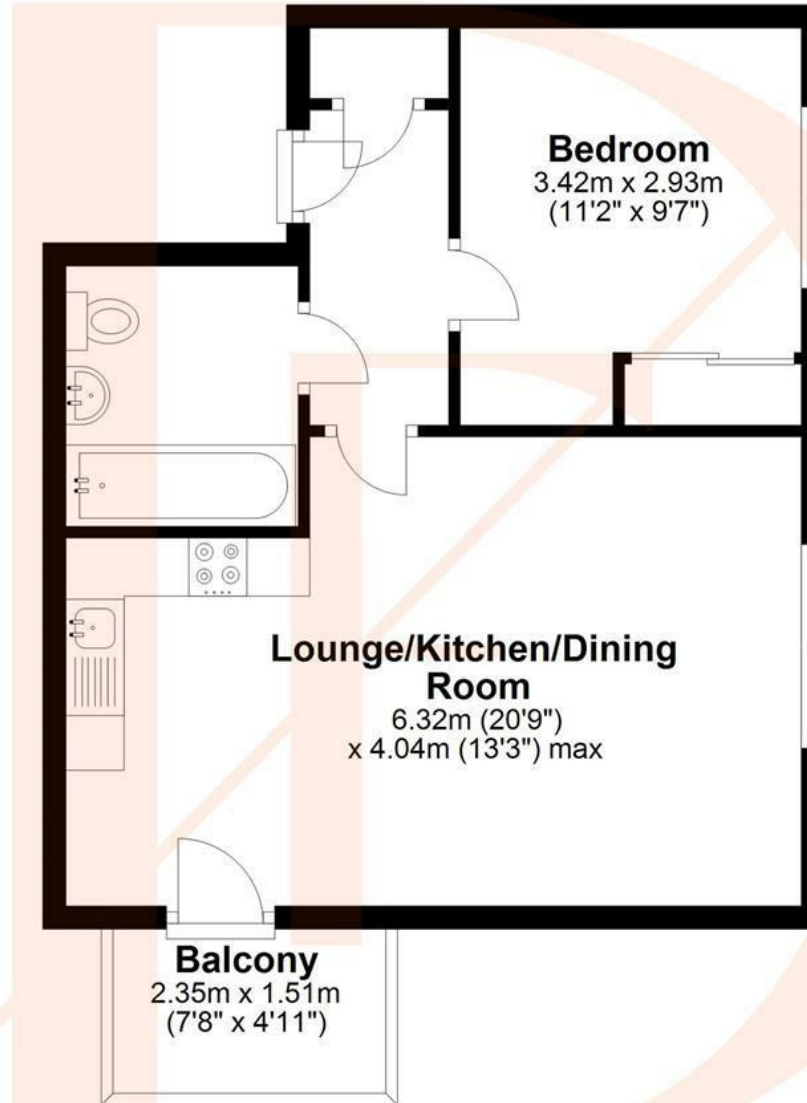


Your Next Chapter



## First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 43.5 sq. metres (467.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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### WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		