

Daniel
Frank





13 Carlton House Algiers Road Loughton, IG10 4RS

A well-presented ground floor one bedroom retirement apartment positioned moments from Loughton High Road.

The apartment comprises of a spacious entrance hall with two storage cupboards, a fitted kitchen with integrated appliances, dining area, master bedroom with fitted wardrobes and a tiled bathroom. Externally the development has pristine communal gardens with various seating areas and a private communal car park.

Carlton House is a very popular development specifically built for over 50's. It benefits from on-site warden assistance, security entry phone system in each apartment, lift to all floors, open communal/social areas, shared laundry facilities, hairdressers, games room/library and a guest suite for visiting families.

The development is conveniently positioned within walking distance to Loughton High Road, Epping Forest and just 0.3 miles from Loughton Central Line Station providing access into The City and West End.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

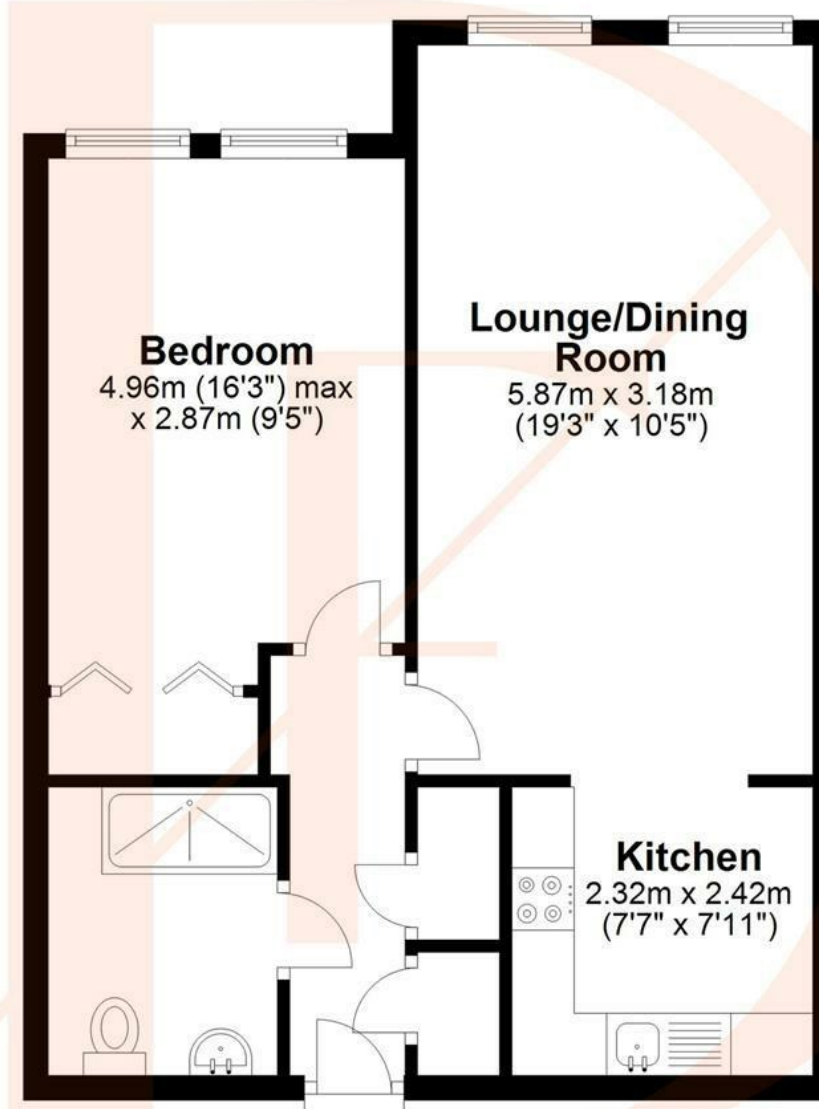


Your Next Chapter



Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 48.3 sq. metres (519.7 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) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

