

Daniel Frank





9 Townview, 184-186 High Road Loughton, IG10 1DF

Guide Price £260,000 - £280,000

Situated just 0.4 Miles from Loughton Station, this inviting third-floor one-bedroom apartment enjoys a prime location on Loughton High Street offered to the market on a chain free basis.

Upon entering, you'll find an impressive open-plan living and dining area that flows into the modern kitchen that benefits from integrated appliances. The space is filled with natural light, thanks to a Juliet balcony that offers sweeping views of the forest. The separate double bedroom provides a peaceful haven with plenty of space to unwind. A sleek three-piece bathroom suite completes this wonderful apartment.

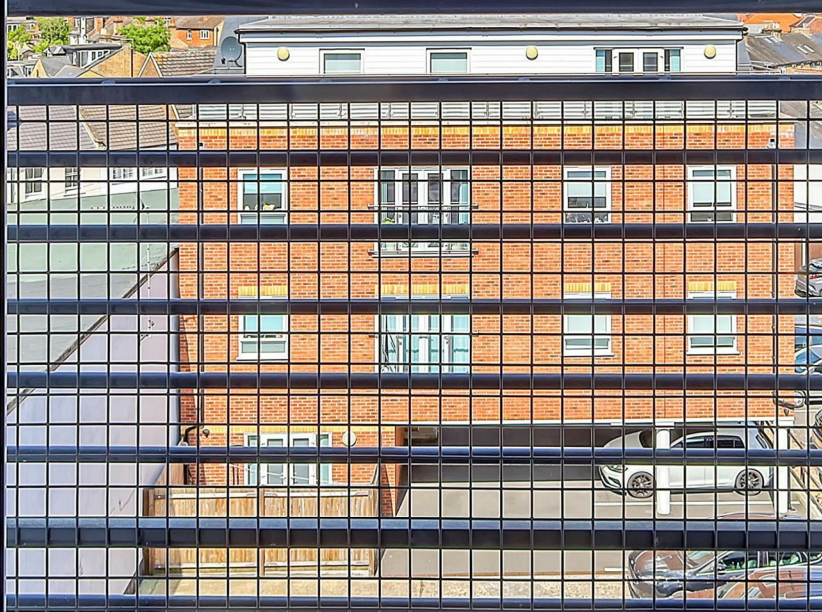
Lease remaining - 114 years.
Service charges - £923 per annum.
Ground rent - £150 per annum.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

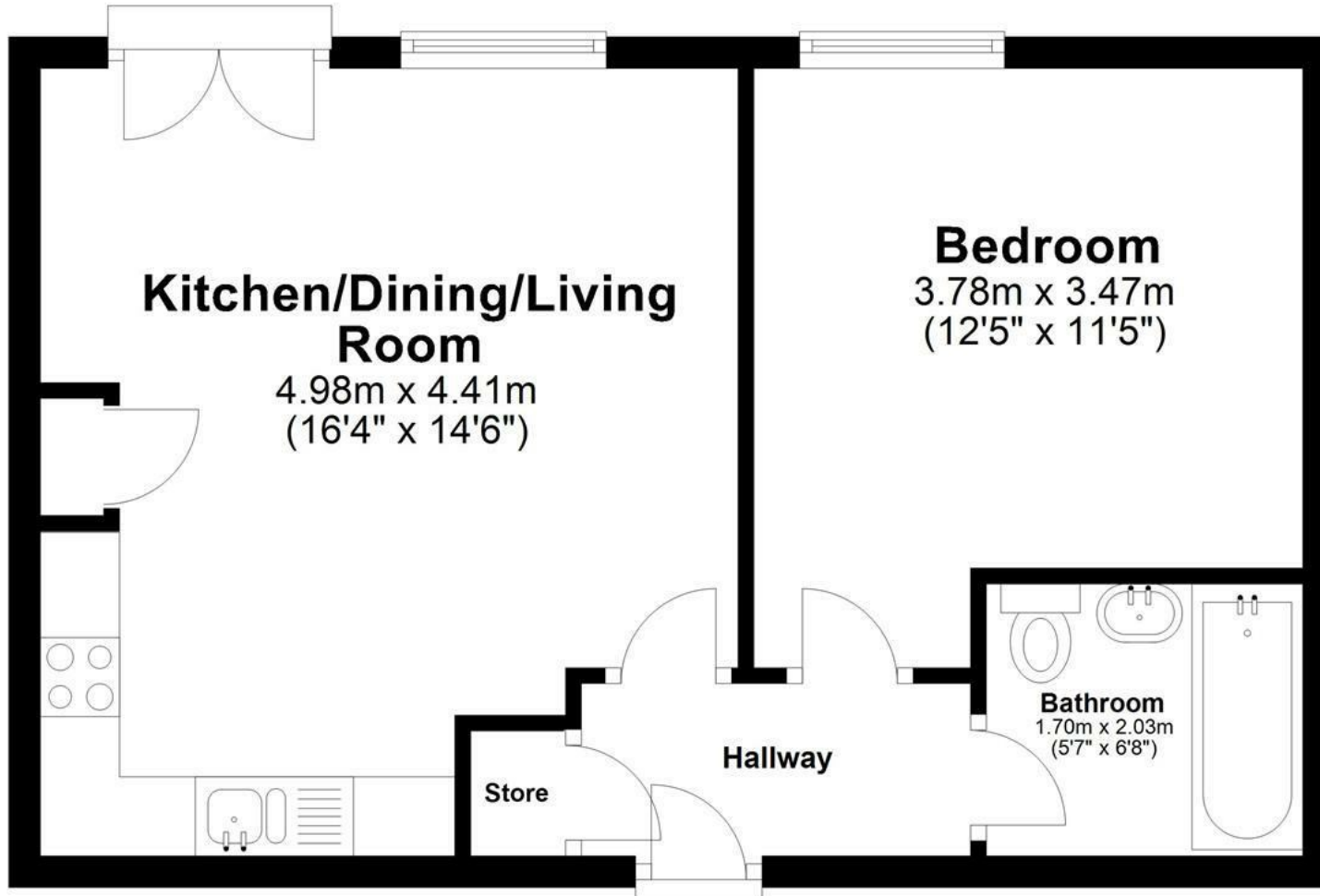
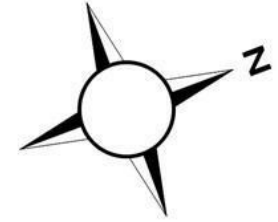


Your Next Chapter



Second Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 39.8 sq. metres (428.6 sq. feet)

Town View



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

