





5 Monroe House 12-16 Church Hill Loughton, IG10 1LA

A stunning two-bedroom penthouse apartment perfectly situated within a short walk from Loughton Central Line Station, local shops and the wonderful Epping Forest.

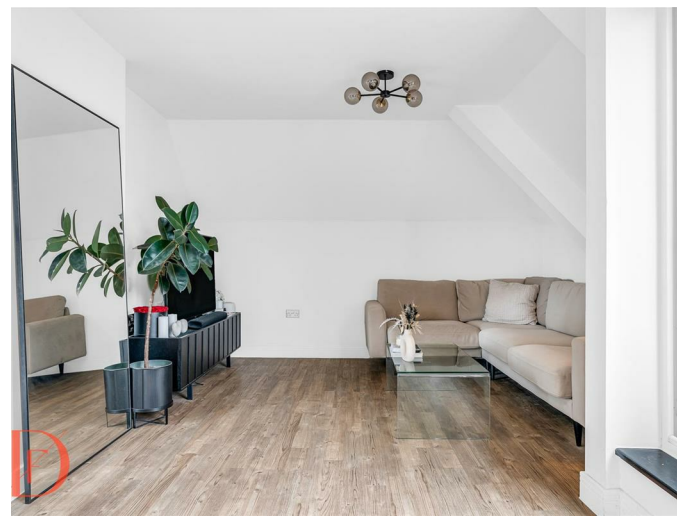
Internally, the well-maintained property features a sleek, modern open-plan kitchen, living, and dining area, which seamlessly extends onto a private balcony—perfect for outdoor seating and relaxation. The balcony faces the back of the property and offers serene views overlooking the beautiful Epping Forest. The spacious master bedroom boasts a luxurious en suite and built-in wardrobe, while the second bedroom is complemented by a stylish contemporary family bathroom.

Externally, the apartment benefits from gated, allocated parking, beautifully maintained communal gardens, and a secure entry phone system.

To confirm the apartment is accessed via stairs and there is no lift.

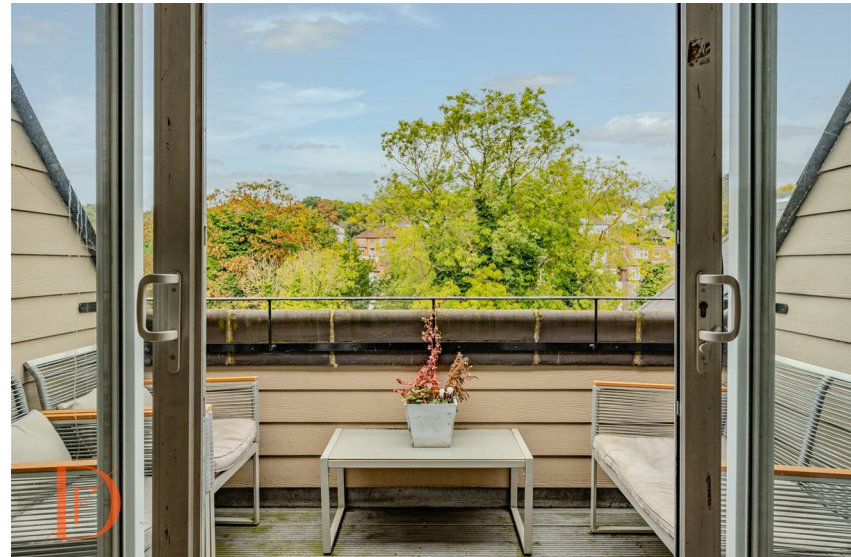
This penthouse enjoys excellent transport links, including easy access to the M11 and Loughton Central Line station, making it ideal for commuting and enjoying all that the area has to offer.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

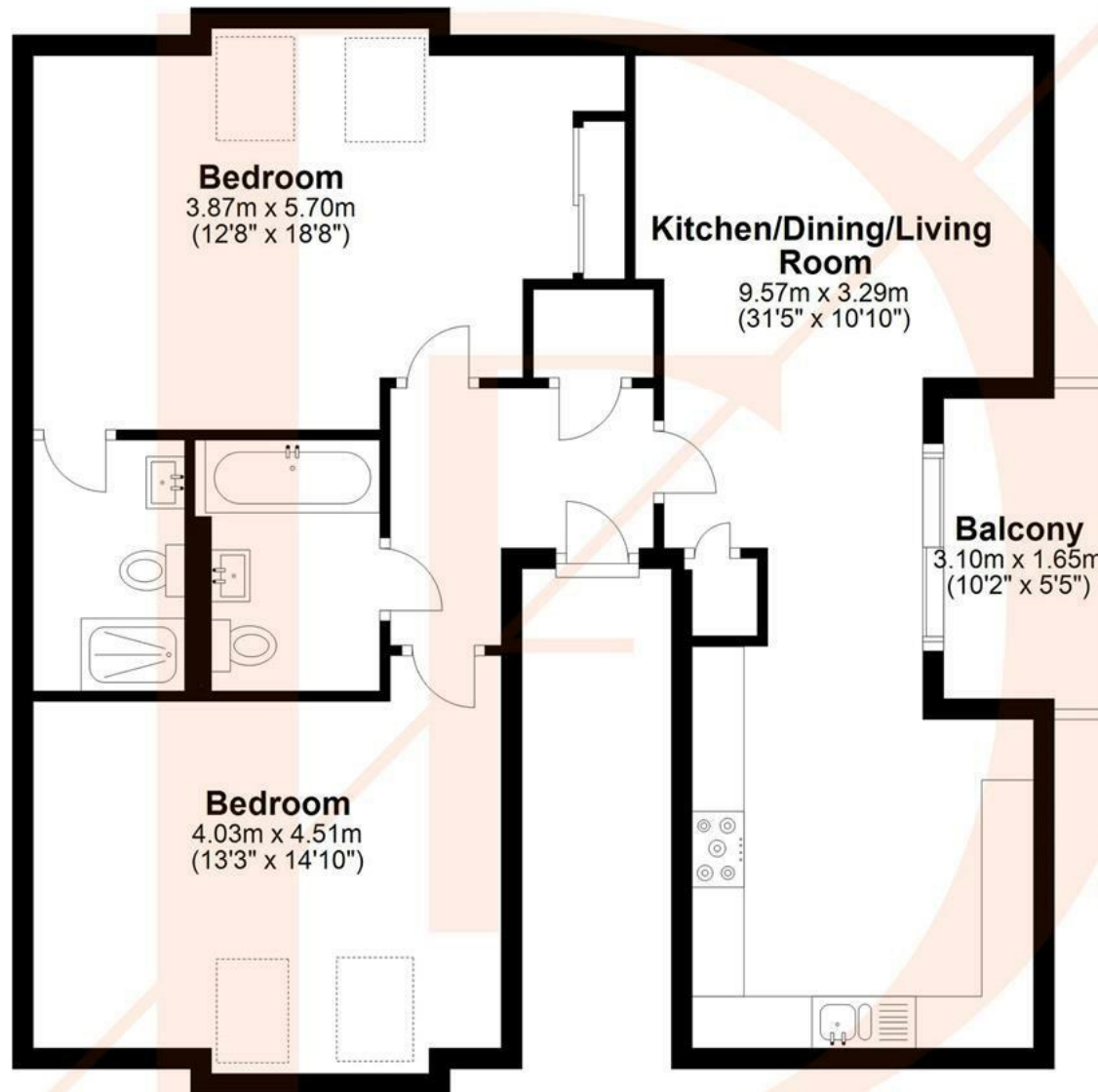


Your Next Chapter



Second Floor

Approx. 84.9 sq. metres (913.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.5 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 a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

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		81	81
(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	