



WHERE STANDARDS MATTER

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Monroe House, Church Hill, Loughton, IG10

**** LUXURY APARTMENT ** ** Two double bedrooms ** ** Walking distance to Loughton station and the shops, cafés and restaurants ** ** Fitted kitchen ** ** BALCONY overlooking gardens ** ** En-suite to master bedroom ** ** Parking space ** ** Available early March ** EPC Rating : B**

Rent: £1,500 - Monthly



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Spencer Munson are pleased to offer this modern second floor luxury apartment within walking distance to Loughton High Road with its range of supermarkets, shops, cafés, bars and restaurants and also Loughton station with direct access to stratford (Westfield shopping, Olympic Park and links with DLR and Mainline network) and onto The City and West End of London. This apartment benefits from an open plan lounge and kitchen with integrated appliances, two double bedrooms and family bathroom. The master bedroom has fitted wardrobes and en-suite shower room. Other benefits include a private balcony overlooking the communal gardens, fully tiled family bathroom, gas central heating, one parking space and a lift within the block. The property is unfurnished and is available early March. EPC Rating B.

Lounge open to kitchen

6.06m (19'11) x 4.57m (15')



Lounge area



Kitchen area



Balcony



Bedroom One

4.8m (15'9) x 2.88m (9'5)

En suite shower room
2.15m (7'1) x 2.02m (6'8)



Bedroom Two
4.79m (15'9) x 2.53m (8'4)



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Bathroom

2.2m (7'3) x 1.69m (5'7)



Exterior



Communal garden

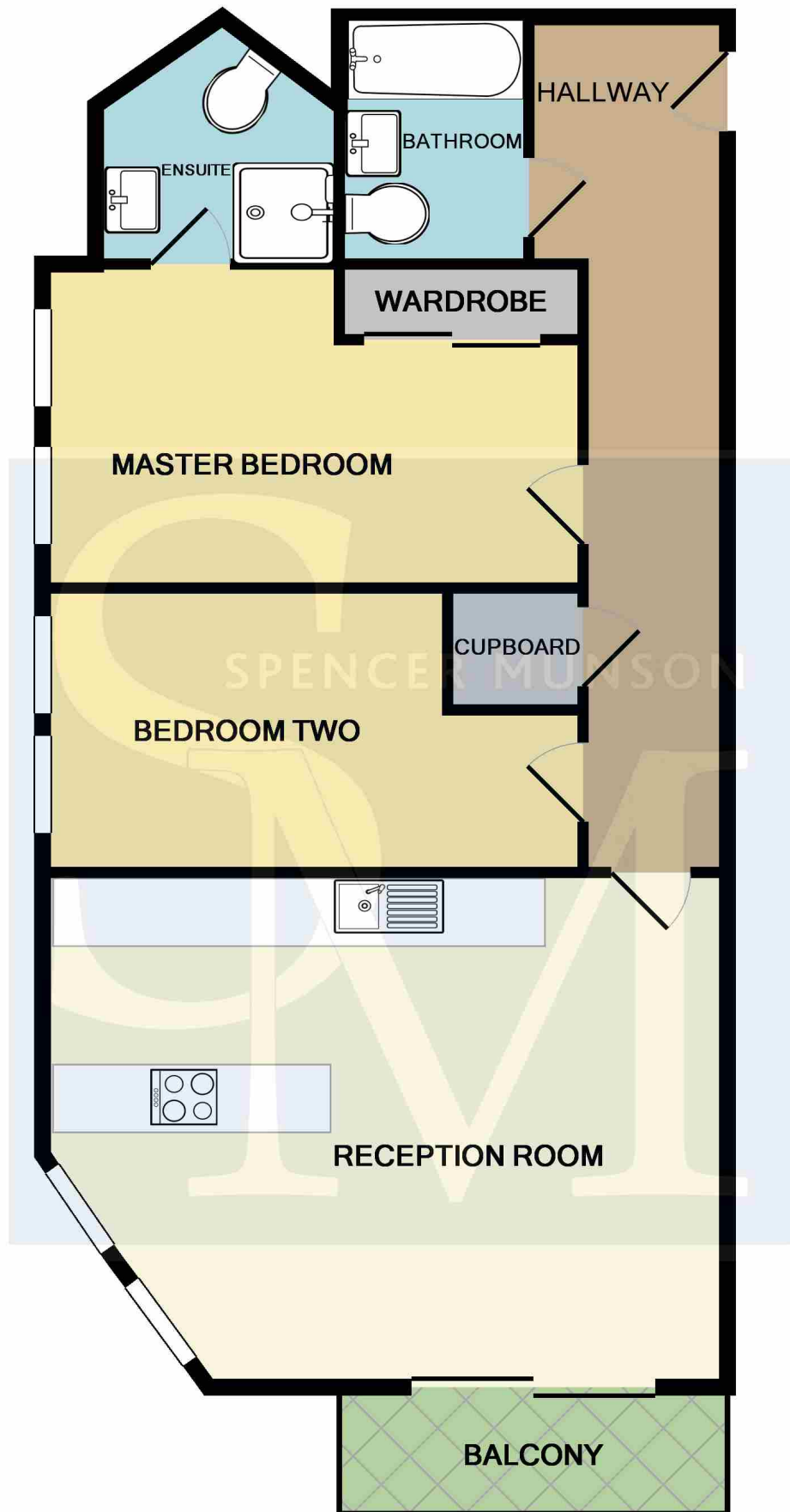


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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.

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.