



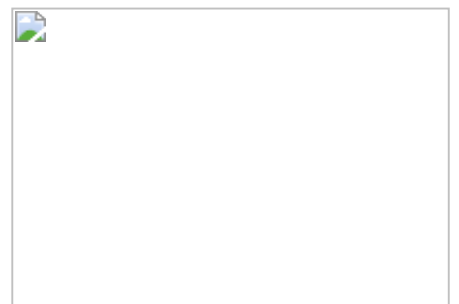
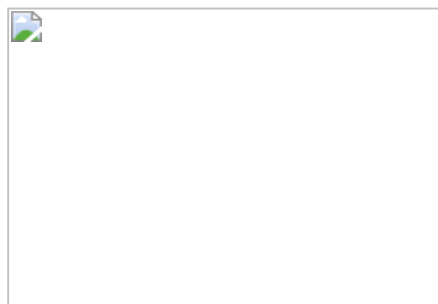
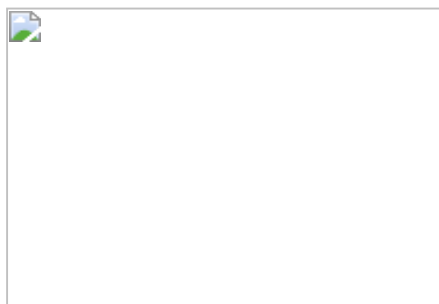
WHERE STANDARDS MATTER

Spencer Munson
128 High Road
Loughton IG10 4BE

Tel: 020 8502 2222

loughton@spencermunson.co.uk

Website: spencermunson.co.uk



Cherrywood Heights, Clifton Road, Loughton, IG10

**** LUXURY PENTHOUSE APARTMENT ** ** Long balcony ** ** Town centre location near station, shops, bars, restaurants and cafes ** ** Short walk to open forest ** ** Gated parking ** ** High specification ** ** Unfurnished ** ** Available 25th April** EPC rating: B. Council Tax C**

Rent: £1,695 - Monthly



Cherrywood Heights, Loughton IG10

Lounge

5.26m (17'3) x 5.78m (19')

Kitchen



Bedroom One

3.95m (13') x 2.66m (8'9)

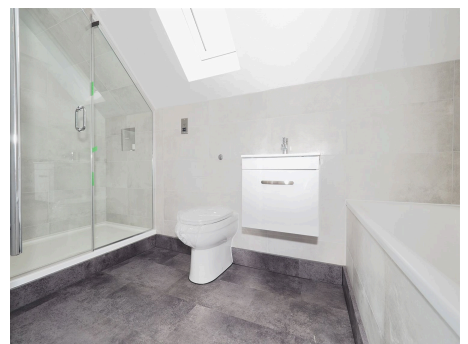


Bedroom Two


3.34m (10'11) x 3m (9'10)



Bathroom

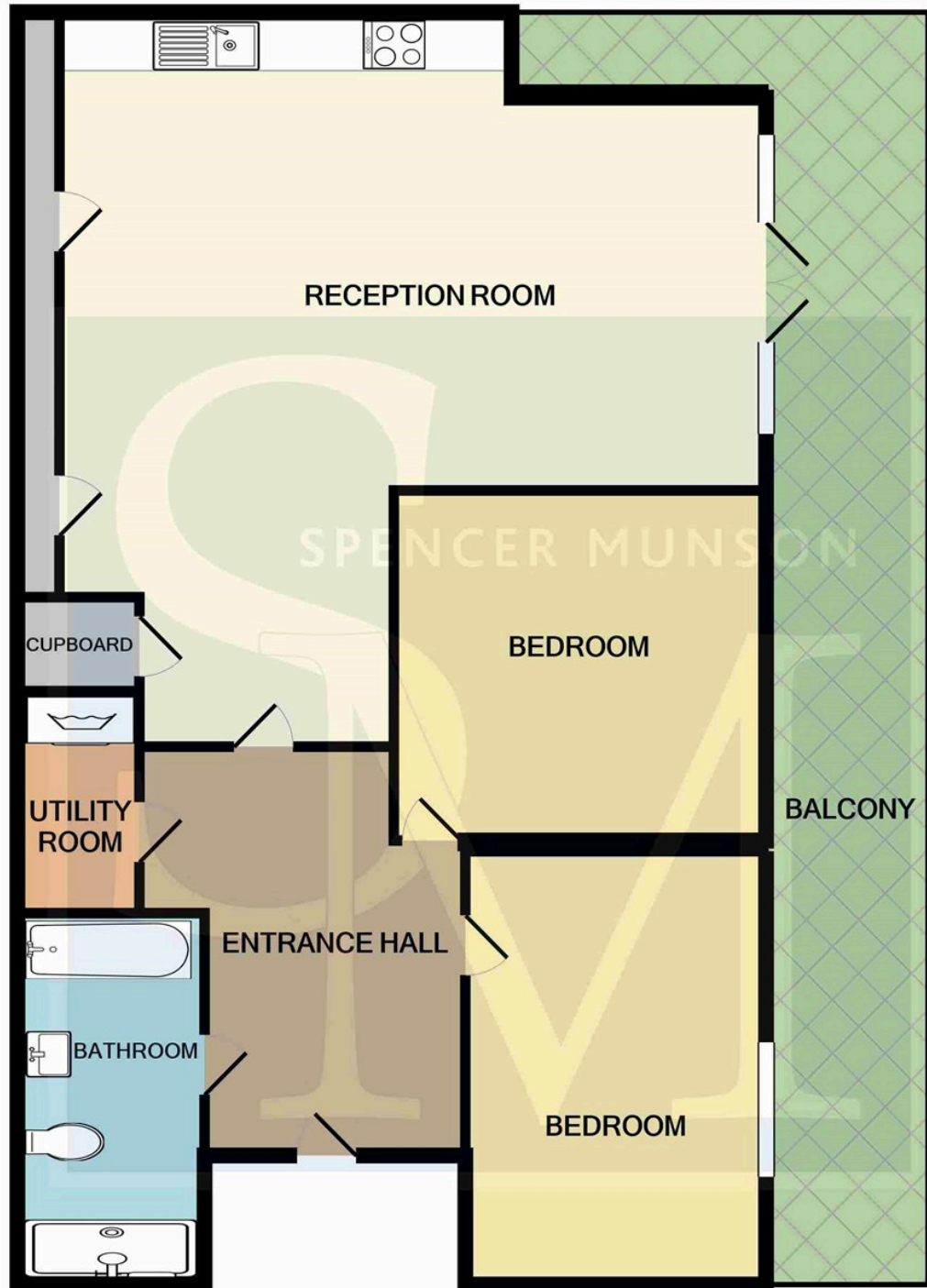


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	82
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	

This spacious and bright apartment has a fabulous open plan lounge and kitchen with eaves storage and double doors onto the balcony, two double bedrooms, utility cupboard and a lovely bathroom with additional shower cubicle. It further benefits from underfloor heating, double glazing, laminate floors to the lounge and hallway and carpets in the bedrooms. Offered unfurnished and available 25th April. EPC rating: B

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TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.