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High Road, Loughton, IG10

**** STUDIO APARTMENT ** ** Located on Loughton High Road ** ** Walking distance to Loughton station ** ** Modern Bathroom Suite ** ** Second Floor ** ** Available 14th September 2024 **
EPC Rating: D / Council Tax band : A ****

Rent: £995 - Monthly



High Road, Loughton

Living Area

5.6m (18'4) x 4.42m (14'6)



Bathroom

2.36m (7'9) x 1.77m (5'10)



Kitchen



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	54	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Spencer Munson are pleased to offer to the market this centrally located studio apartment. The property is neutrally decorated and has a modern bathroom suite and kitchen area. This second floor property is ideally situated to access Loughton station, shops and restaurants. There is no private parking. The property is being offered unfurnished and is available 14th September 2024. EPC Rating: D. Council tax band A

High Road, Loughton

Disclaimer

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.