



WHERE STANDARDS MATTER

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Lesley Court, High Road, Loughton, IG10

** Top floor 1 bedroom apartment in Loughton Town Centre ** ** Available 12th October ** Open plan kitchen & lounge with balcony ** ** Guest cloakroom/wc ** Double bedroom with en suite ** Unfurnished ** EPC rating: B

Rent: £1,495 - Monthly



Lesley Court, Loughton IG10

Lounge

4.51m (14'10") x 3.86m (12'8")



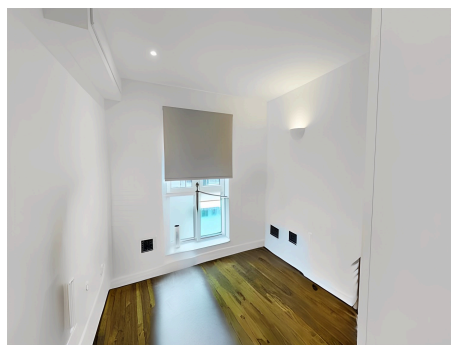
Kitchen

2.68m (8'10") x 2.47m (8'1")



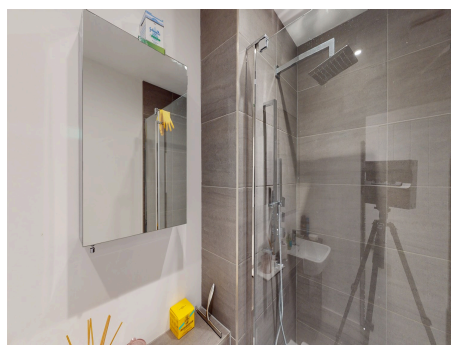
Bedroom One


3.35m (11'") x 2.75m (9'0")



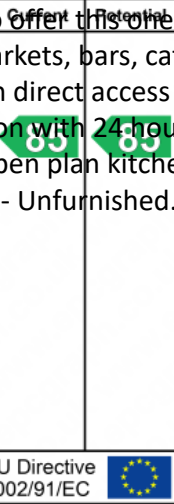
Bathroom

2.47m (8'1") x 1.5m (4'11")



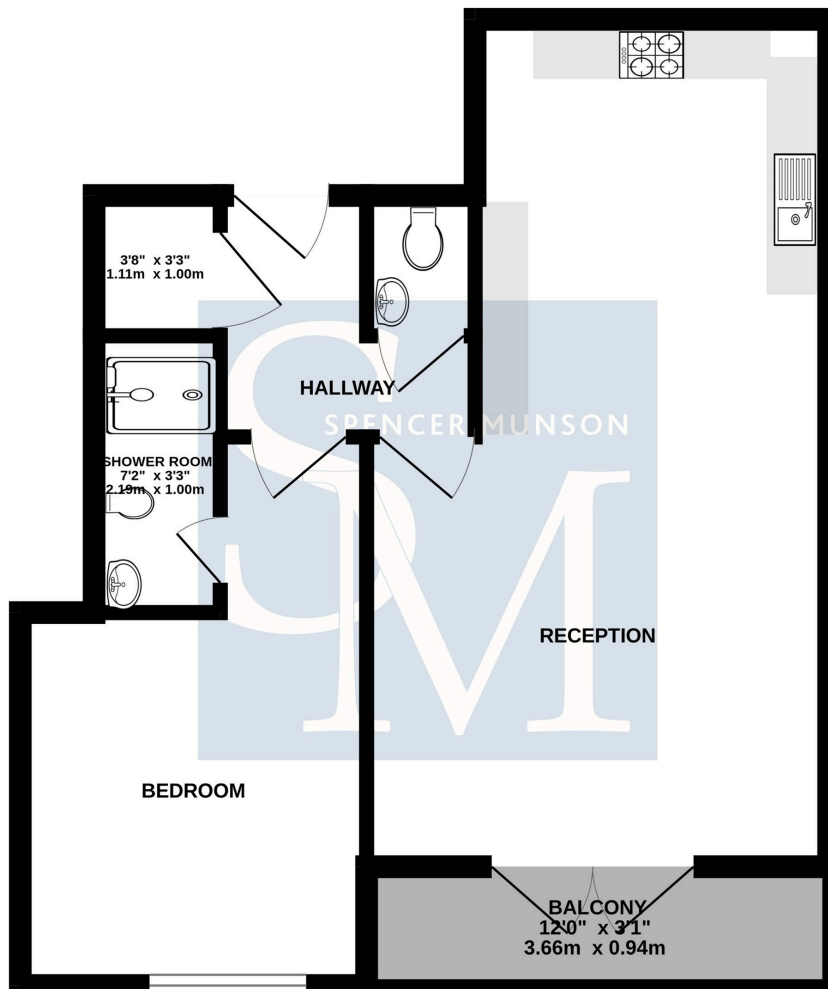
Energy Efficiency Rating	
A	82-100
B	69-81
C	55-68
D	39-54
E	21-38
F	1-20
G	1-20
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 

SPENCER MUNSON are pleased to offer this one bedroom top floor flat situated just off Loughton High Road and therefore close to shops, supermarkets, bars, cafes, restaurants, Leisure Centre and a convenient walk to Loughton Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and DLR) and on to The City and West End of London with 24-hour service at weekends. This top floor flat has a range of features including one double bedroom, open plan kitchen and lounge with balcony, guest cloakroom/wc, and en suite to bedroom. Available 12th October - Unfurnished. EPC rating: B



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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