

Swanshope, Loughton, IG10

**** TWO BEDROM FLAT ** ** Ground floor** ** Close to shops ** ** PARKING ** ** Modern kitchen and bathroom ** ** Near to popular junior schools ** ** 19 min walk to Debden station ** ** UNFURNISHED ** ** Available end January ** EPC rating: D**

Rent: £1,100 - Monthly



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This well maintained flat is situated in a cul-de-sac close to convenience shops, popular junior schools including St John Fisher RC school and open green spaces and only a 19 minute walk to Debden Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and links to the DLR and mainline) and onto The City and West End of London. It is a two bedroom ground floor purpose built flat comprising of lounge with laminate flooring and open plan to modern fitted kitchen with built in oven & hob, one double & one single bedroom, modern bathroom with bath & shower, electric heating, security entry phone system and unallocated parking area. Offered unfurnished and available end of January. EPC rating: D

Lounge

4.78m (15'8) x 3.45m (11'4)



Kitchen

2.79m (9'2) x 2.59m (8'6)



Bedroom One

3.91m (12'10) x 3.48m (11'5)



Bedroom Two

2.74m (9') x 2.06m (6'9)



Bathroom



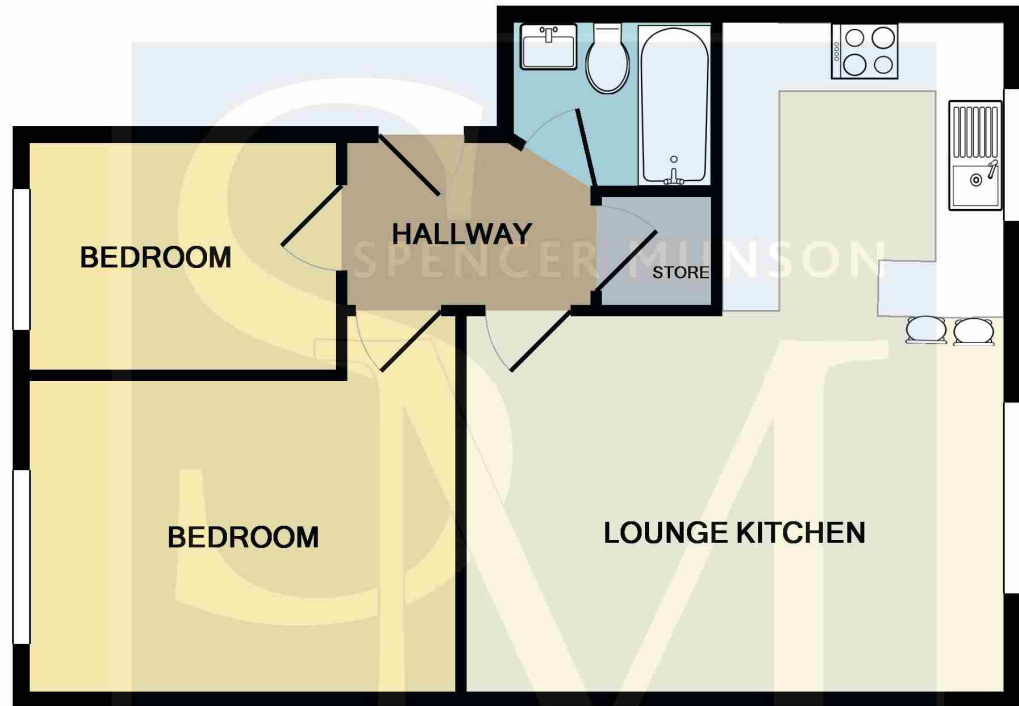
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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, 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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