



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 20th August ** EPC Rating : B. Council tax E**

Rent: £1,795 - Monthly



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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



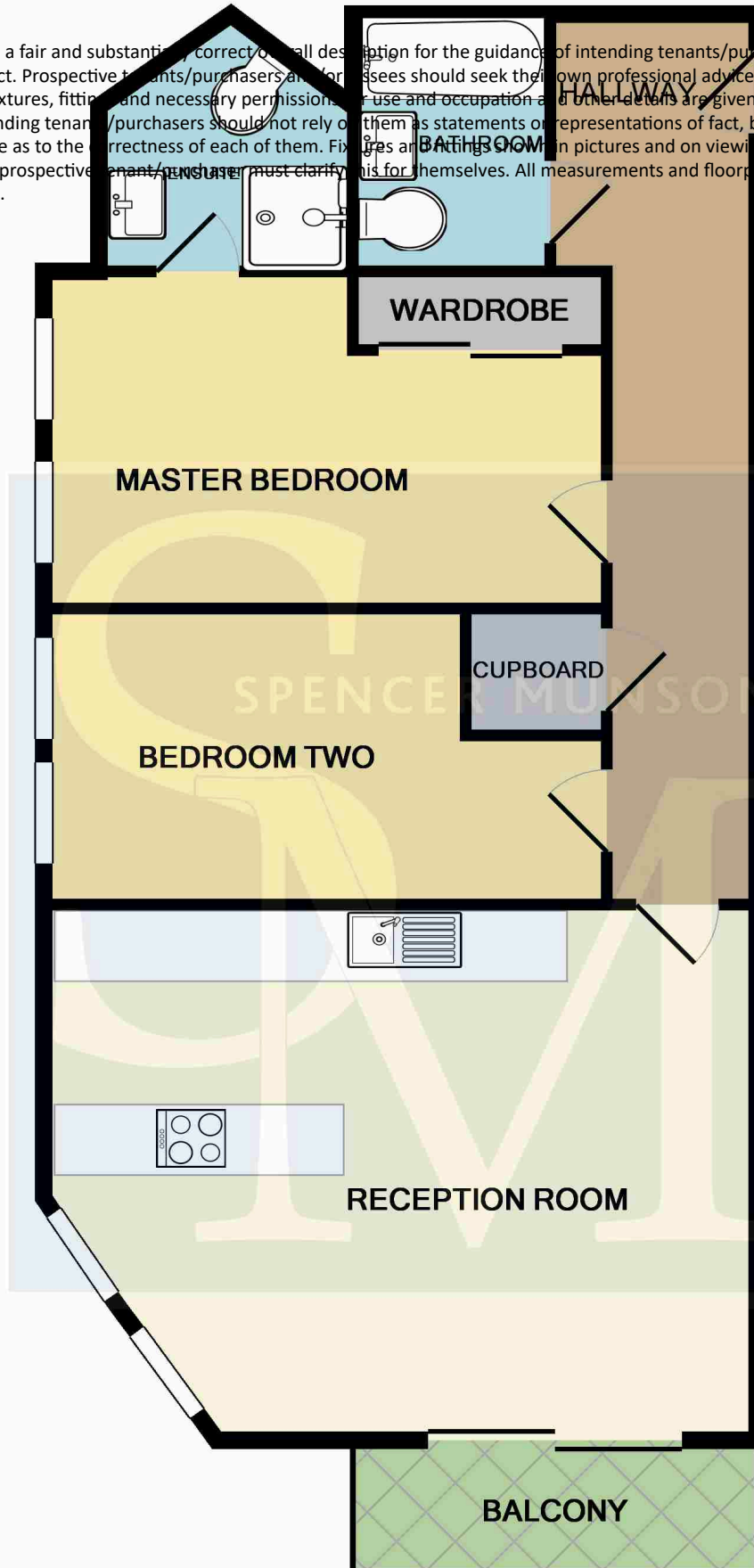
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 place 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 20th August EPC Rating B. Council tax E

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Disclaimer

These particulars are intended to give a fair and substantial and correct 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 floor plans are approximate and produced as a guide in good faith.



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

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