



Church Hill, Loughton

Asking Price £300,000 Leasehold

- One double bedroom apartment
- Located to the rear, overlooking the communal grounds
- Lounge/diner with private, Westerly facing balcony
- Garage en-bloc & communal parking
- 0.2 Miles from Forest land
- Small, gated development
- Separate, modern kitchen
- Fully tiled bathroom with shower over bath
- Long lease
- 0.2 Miles from Loughton High Road

Petty Son & Prestwich are excited to offer this one bedroom apartment, located at the back of a gated development, with private Balcony and garage, moments from Loughton's wide range of amenities and Forest Land.

Positioned at the back of a purpose built development, enjoying a favourably peaceful setting with all the convenience of having swathes of Forest Land and a wide range of shops, cafés and amenities a short 0.2 miles away, it would be hard to find a more convenient location. Transport links include Loughton Central Line, local bus routes and easy road access to the M11, M25 and North Circular. One of just eleven apartments, this small development has the benefit of a private garage en-bloc with electric door, communal parking and security gates to the front. The apartment is located on the first floor and is accessed by stairs via a wide, well presented communal lobby.

Once inside, all rooms lead from a central corridor which also provides three storage cupboards for storing shoes, bags and utility items. Modern throughout and naturally bright by virtue of wide windows in the kitchen, bedroom and lounge/dining area, the apartment also enjoys the leafy views to the rear of the development. A separate, modern kitchen ensures cooking smells are kept at bay away from the lounge/dining room, whilst a retro serving hatch conveniently allows food and drinks to be passed through. The private balcony that runs off of the main living space is a good size and benefits from a Westerly facing ensuring there is sun until late evening. The double bedroom has a large built in double wardrobe and is serviced by a fully tiled bathroom with shower over bath. The property further benefits from a long lease so there is no need to worry about additional, costly fees for renewal.

EPC Rating: C79/C80

Council Tax Band: C

Lease Information: 999 years from 25th December 1982 (757 Years remaining)

Service Charge: £1,548 per annum (reviewed annually)

Ground Rent: N/A

Lounge/Diner

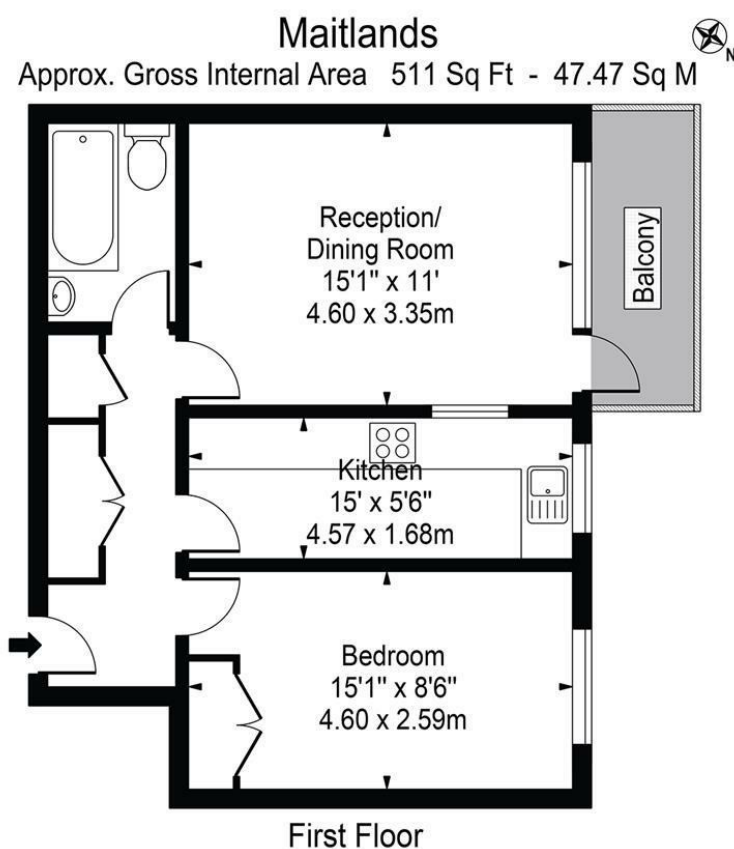
15'1 x 11'0

Kitchen

15'0 x 5'6

Bedroom

15'1 x 8'6



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.