



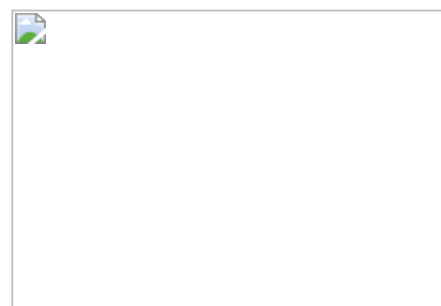
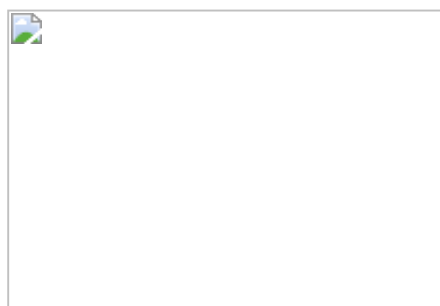
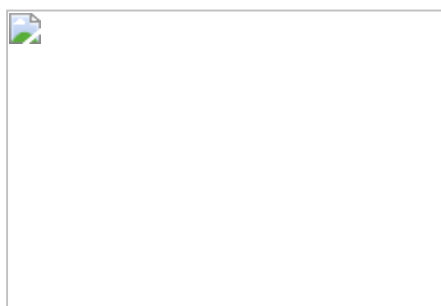
WHERE STANDARDS MATTER

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Connaught Place, Loughton, IG10

**** ** Ground floor flat ** ** COURTYARD GARDEN ** ** Two Bedrooms ** Two Bathrooms **
lounge with separate kitchen ** **GCH ** ** recently redecorated and carpeted ** ** Set back
from Loughton High Road ** ** 113 years unexpired lease ** ** Superb location ** ****

425,000



Connaught Place, Loughton, IG10

Reception 1



Kitchen

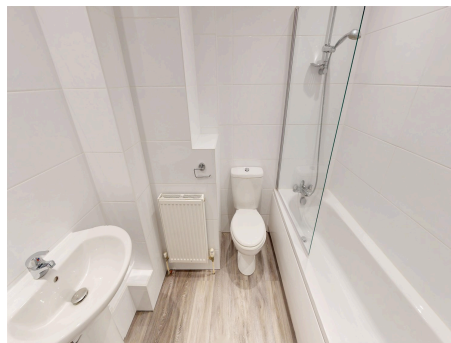


Bedroom 1

Bedroom 2



En Suite




Family Bathroom

Small Garden



Double Glazing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Situated in an enviable location, being in the heart of Loughton High Road, yet being set back in this quiet and modern development with many restaurants, bars and shops close at hand together with Loughton Central line station and easy access to M11, M25 and A406. This two bedroom, Ground floor flat has recently been redecorated and re-carpeted throughout and unusually offers a COURTYARD GARDEN with access from the fitted kitchen. Lease 113 years remaining, ground rent £200.00 per annum, annual service charge £1600. Epping Forest council tax Band E. Energy Rating C.

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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.