



WHERE STANDARDS MATTER

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### **Cassis Court, Loughton, IG10**

**\*\* 2 BEDROOM APARTMENT\*\* \*\*Close to Debden station \*\* \*\* Easy walk to Sainsburys and The Broadway shops \*\* \*\* First Floor \*\* \*\* Modern Kitchen & Bathroom \*\* \*\* Parking Behind Electric Gates \*\* \*\* Convenient for M11 \*\* \*\* Well presented \*\* \*\* NO ONWARD CHAIN \*\* \*\* No Ground Rent Payable \*\* \*\* Lease 154 Years remaining. Service Charge £1342.26pa \*\* EPC Rating E\*\* \*\* Council tax band C\*\***

**Asking Price £315,000.00 (Leasehold)**



# Cassis Court, Loughton IG10

## Exterior

### Reception 1

6m (19'8) x 2.97m (9'9)

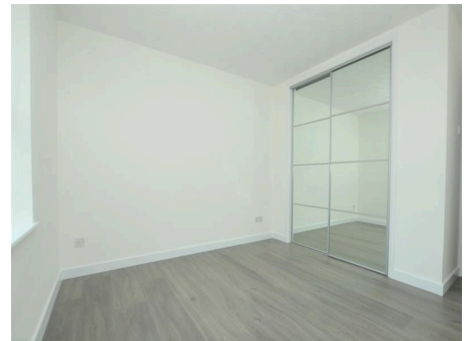


## Kitchen



### Bedroom 1

3.9m (12'10) x 2.93m (9'7)



### Bedroom 2

3.2m (10'6) x 2.15m (7'1)



## Bathroom

2.14m (7'0) x 1.84m (6'0)



## Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62
39-54	<b>E</b>	50	
21-38	<b>F</b>		
1-20	<b>G</b>		

The property was newly refurbished approx 2 years ago. The property has a good size lounge, modern fitted kitchen, two bedrooms and a family shower room with NO ONWARD CHAIN. The property is situated in this popular block close to Debdon Central Line station, Sainburys supermarket and the The Broadway with its shops and cafés as well as having good access to the M11 and the Langston Road with its new Shopping Centre alongside established shops, car dealerships and offices; Spencer Munson are delighted to offer this well presented first floor apartment which has communal gardens and parking behind electric gates. EPC rating E. Council Tax C. Lease 154 years unexpired. Service Charge £1342.26 per annum. No ground rent payable.

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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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## 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. Please note that some of the furniture and decor items shown in these images have been digitally added using AI

technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.