



College Close, Loughton, IG10 3FD

**** STYLISH TWO BEDROOM APARTMENT ** AMAZING OPEN PLAN LIVING AREA ** LONG LEASE 183 YEARS REMAINING ** SHORT WALK TO SHOPS AND STATION ** ALLOCATED PARKING ****

Nestled in the desirable College Close, Loughton, this stunning first-floor apartment offers a contemporary living experience that is sure to impress. Spanning an impressive 720 square feet, the flat features a spacious open-plan living area that seamlessly combines a fitted kitchen, dining space, and lounge, creating an ideal environment for both relaxation and entertaining.

Upon entering, you are greeted by a stylish entrance hallway that leads to the heart of the home. The apartment boasts two well-proportioned bedrooms, perfect for accommodating family or guests. The modern tiled shower room adds a touch of luxury, ensuring comfort and convenience.

Security is paramount, with access provided via a secure entry phone system leading into the communal hallways, which are well-maintained and welcoming. The property also benefits from allocated parking for one vehicle, along with additional visitor parking, making it practical for residents and guests alike.

Location is key, and this apartment does not disappoint. It is conveniently situated within a short walk to The Broadway shopping area, where you can find a variety of shops and amenities. Debden Station is also nearby, providing excellent transport links for those commuting. For further leisure and shopping options, the Langston Roads Retail Park and the picturesque Conservation area are just a short drive away.

This purpose-built flat is an exceptional opportunity for anyone seeking a modern lifestyle in a vibrant community. With its stylish interiors and prime location, it is a must-see for prospective buyers or renters looking to make Loughton their home.



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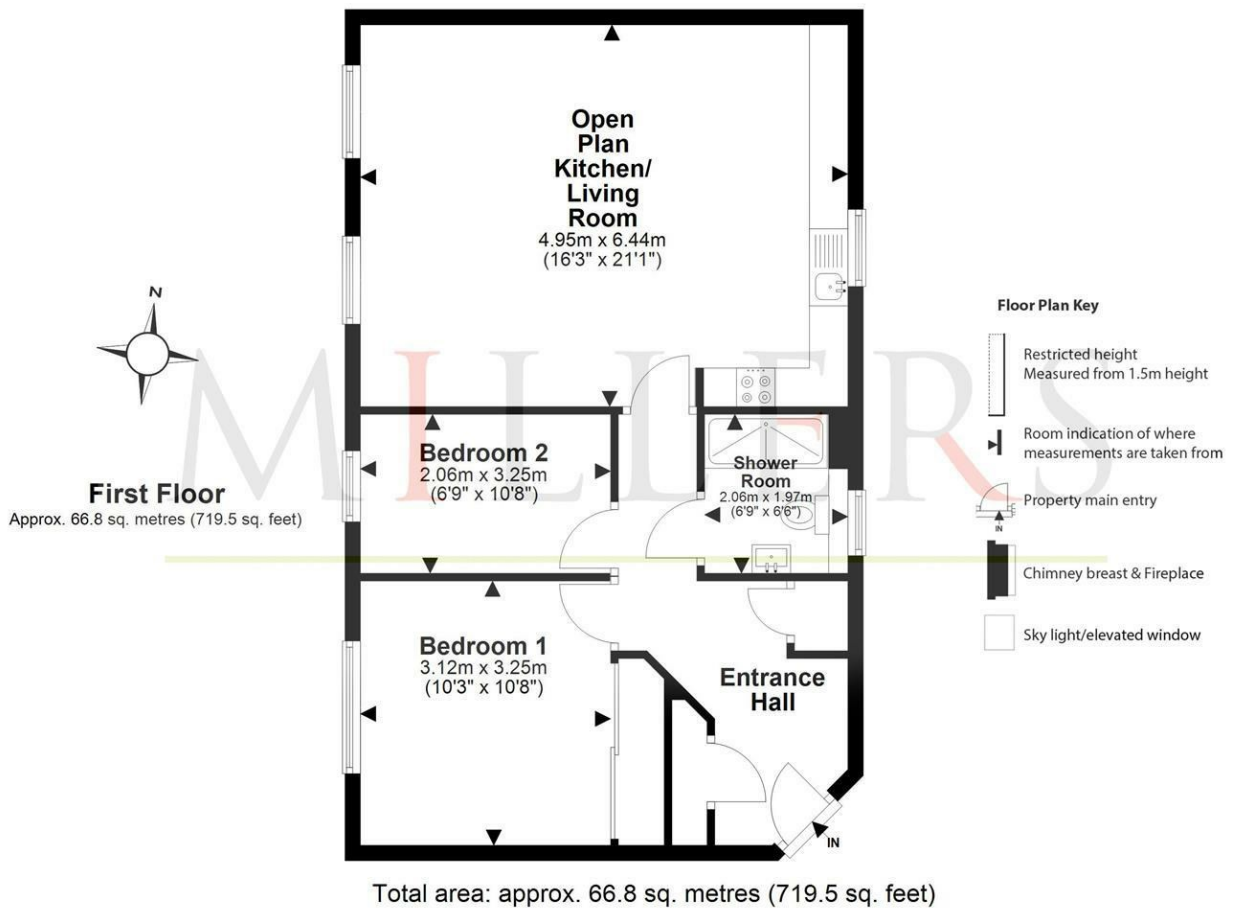
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Asking Price £375,000

- STUNNING TWO BED APARTMENT
- LONG LEASE 183 YEARS REMAINING
- SHOPS/STATION NEARBY
- SUPERB OPEN PLAN LIVING AREA
- ALLOCATED PARKING
- CONTEMPORARY SHOWER ROOM
- ATTRACTIVE ENTRANCE HALL
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER DEVELOPMENT



MILLERS
ESTATE AGENTS



Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Property Dimensions

Communall Entrance Hallway

Entrance Hall

Open Plan Living Area 16'3" x 21'2" (4.95m x 6.44m)

Bedroom 1 10'3" x 10'8" (3.12m x 3.25m)

Bedroom 2 6'9" x 10'8" (2.06m x 3.25m)

Shower Room 6'9 x 6'6 (2.06m x 1.98m)




Allocated Parking Space



Directions

Head south-east towards High St/B1393. Continue on B1393 to Loughton, Turn right onto High St/B1393, At the roundabout, take the 2nd exit onto Golding's Hill/A121, At the roundabout, take the 1st exit onto Rectory Ln/A1168 Continue on Newmans Lane. Drive to College Close, Turn right onto Newmans Lane, Turn left onto Borders Lane, At the roundabout, take the 1st exit onto The Campus, Turn right onto College Cl



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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