



Bryony Close, Loughton

Asking Price £325,000 Leasehold

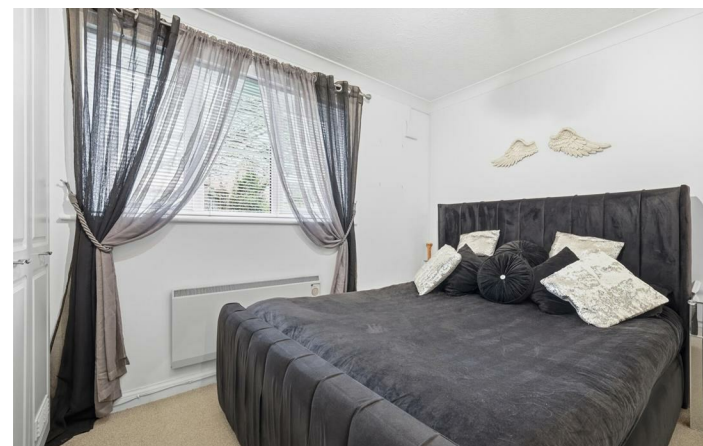
- Ground floor apartment
- Lounge/diner
- Private entrance door
- Allocated parking space
- Communal garden
- Two double bedrooms
- Quiet cul-de-sac location
- Modern décor throughout
- Attractive views to the front and rear
- Long lease and chain free

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Petty Son & Prestwich are delighted to present this beautifully appointed, contemporary two bedroom ground floor apartment, distinguished by a private entrance and allocated parking space.



Council Tax Band: C



Ideally positioned within a discreet, sought-after cul-de-sac just off Borders Lane, a variety of local amenities can be found nearby, including the shopping parades of The Broadway and Loughton High Road.

The area is also well served by a selection of respected educational institutions, including Epping Forest College and E15 Acting School. For those who value connectivity, Debden Central Line Station is just approximately half a mile away on foot, complemented by convenient local bus routes and excellent road access to both the M11 motorway and M25 motorway, ensuring seamless travel across London and beyond.

Equally close by, Loughton Nature Reserve and the vast, historic expanse of Epping Forest, perfect for leisurely walks and outdoor pursuits, are 0.6 miles on foot. The modern apartment is entered by a private, central entrance door, into a small porch and from there into the main living/dining room which overlooks the beautiful deep green in front of the home.

The bright, modern lounge/diner leads directly into the kitchen, also overlooking the green and benefitting from two windows allowing natural light throughout the day. A central hallway, with two storage cupboards ideal for coats and utility items, leads to a modern bathroom and two double bedrooms, both with views over the communal gardens to the rear and fitted storage.

The property further benefits from a long lease, no onward chain and allocated parking space.

Lease Information: 999 years from 1st January 1980 (953 years currently remain)

Service Charge: £1623 per annum (reviewed annually)

Ground Rent: N/A

EPC Rating: C72

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

14'8" x 11'3"

Kitchen
14'7" x 6'1"

Bedroom
13'6" x 8'

Bedroom
9'12" x 11'7"