



CHURCHILL
estates

College Close, Loughton

Guide Price £275,000

Tenure : Leasehold

Floor Area : 505.00 sq ft

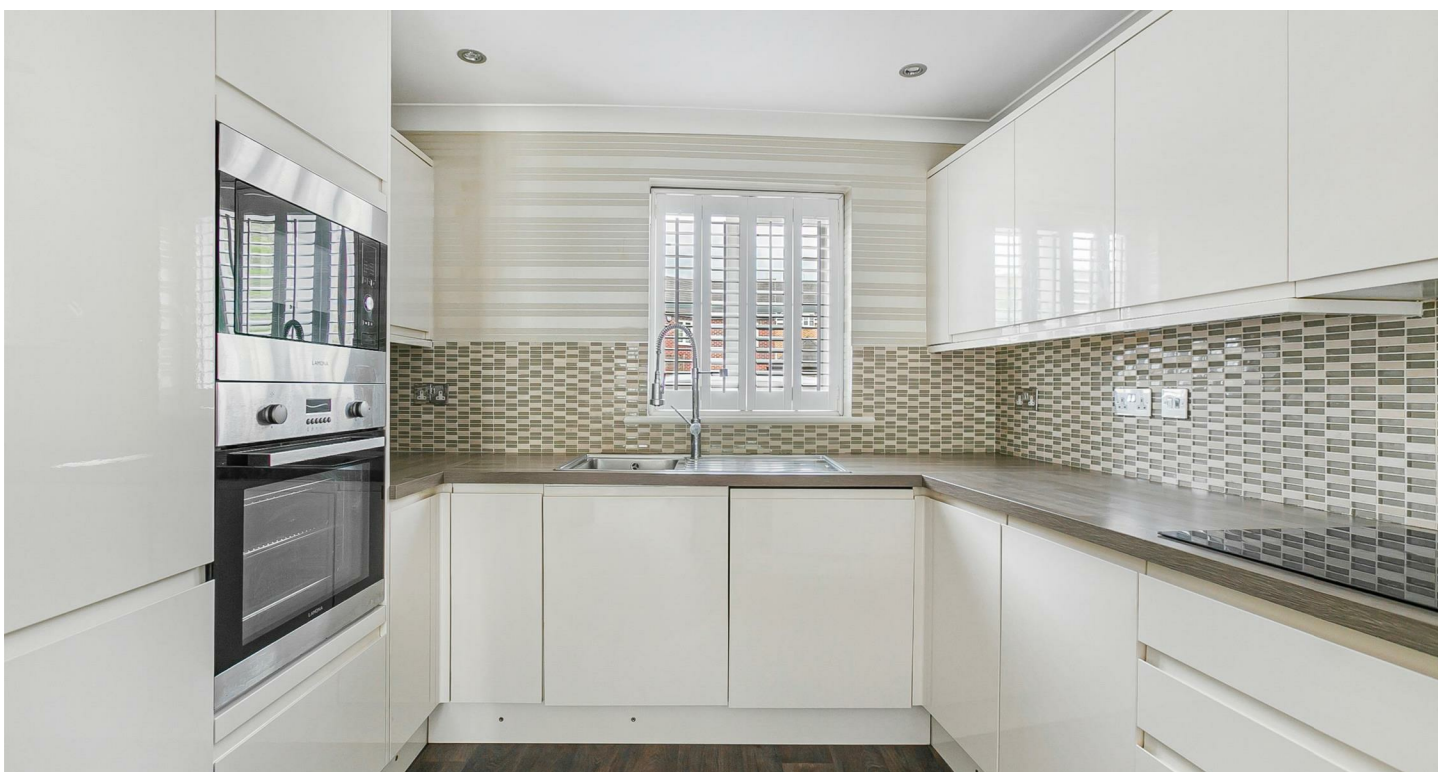
Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 1

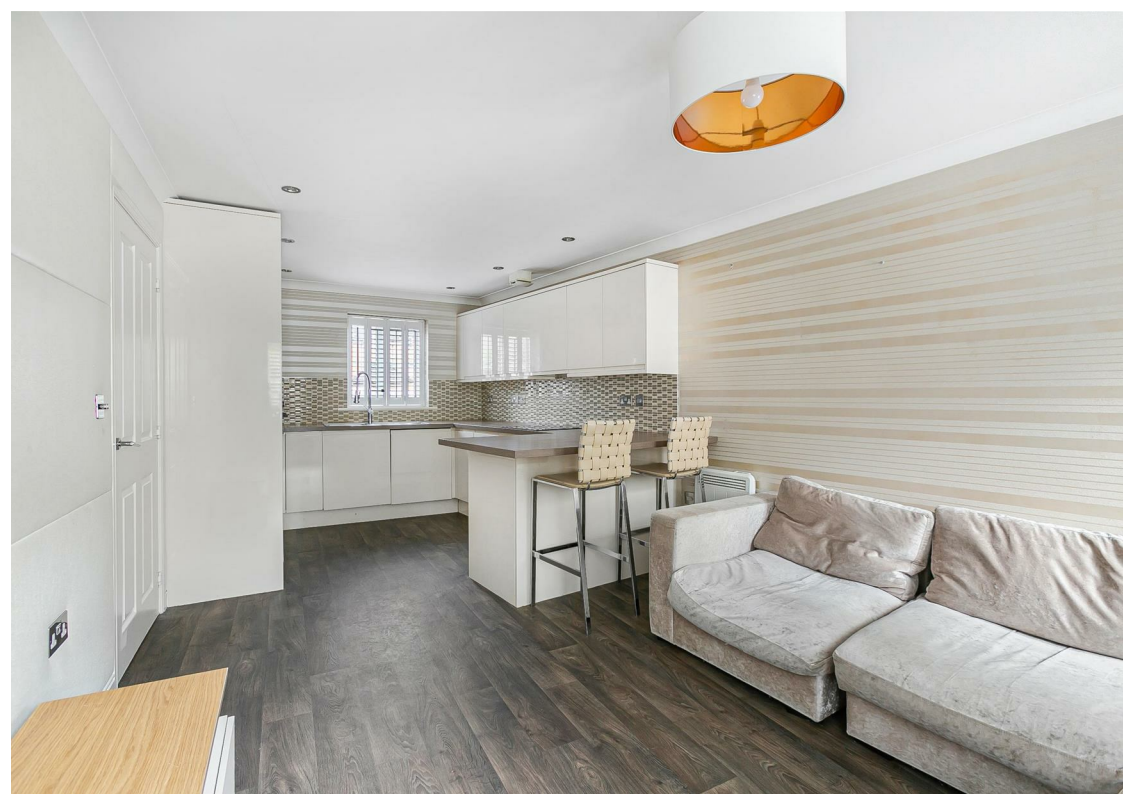
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(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	



Churchill estates are pleased to offer this beautifully maintained one-bedroom ground floor apartment with no onward chain. Set within a quiet cul-de-sac in a sought-after development, you are conveniently located just a short walk from Debden Central Line station and The Broadway's vibrant shops, cafés, and amenities.

Internally, the property comprises a spacious open-plan lounge/kitchen diner. The fitted kitchen is complete with high gloss units, integrated appliances and ample storage/worktop space. The bedroom is generous in size, featuring built-in wardrobes and the modern bathroom boasts a large walk-in shower.

The property benefits from an allocated parking space, well-kept communal grounds and a long lease remaining.

Please give one of our team at Churchill estates to arrange a viewing.





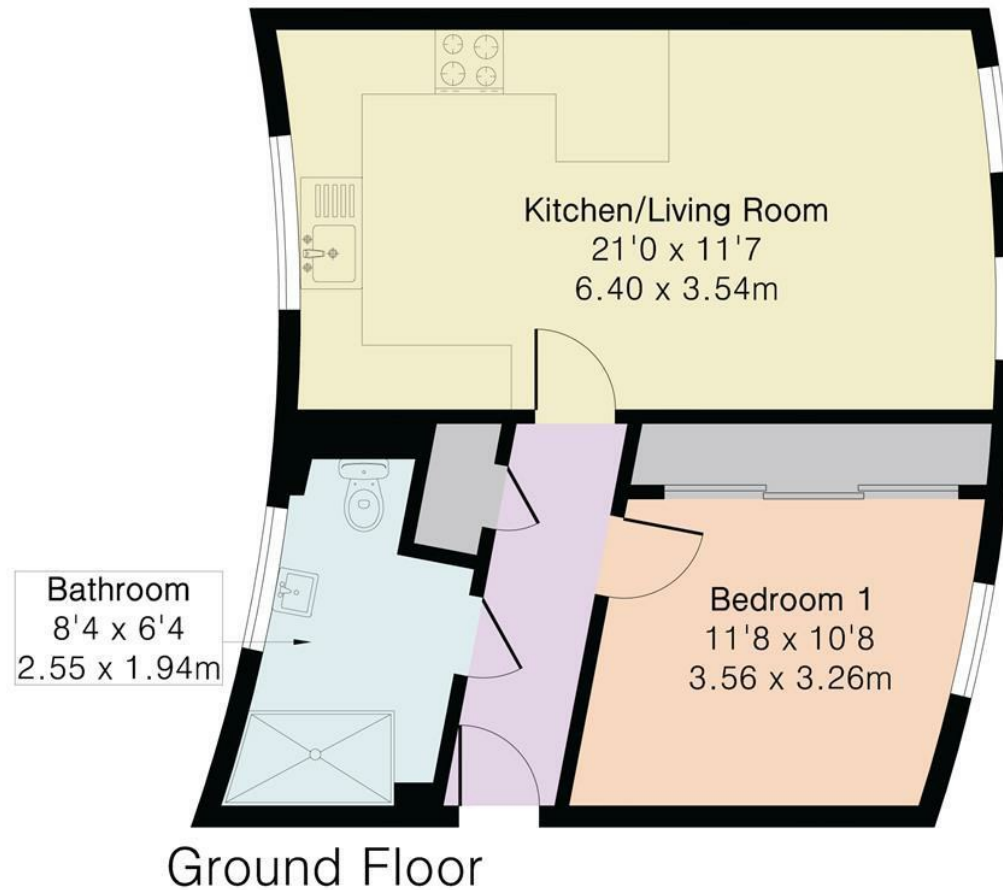


- Guide Price £275,000 - £300,000
- Ground Floor
- Allocated Parking
- Double Bedroom With Built in Wardrobes
- High Gloss Kitchen Units Complete With Integrated Appliances
- Chain Free
- Long Lease
- Short Walk to Debden Central Line Station & Local Amenities
- Open Plan Living
- Modern Bathroom





Approximate Gross Internal Area 505 sq ft - 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

