



Maple Gate, Loughton, IG10 1PS

ASKING PRICE  
£300,000

 **Coultons**

## PROPERTY SUMMARY

Offering for sale this tastefully decorated & extremely well maintained first floor maisonette situated on a quiet and sort after modern development. The property benefits from a spacious living room with dining area, a contemporary fitted kitchen and bathroom, built in wardrobes in the bedroom, double glazing, electric heating, good storage space, own front door, and communal parking and well maintained communal gardens.

Maple Gate is ideally situated for local amenities and with easy access to Loughton High Road with its vast array of shops, bars, restaurants and coffee shops along with the shopping area of Debden & Epping Forest Shopping Park. Public transport includes local bus routes as well as both Loughton & Debden Underground Stations (Central Line).

In our opinion this would be an ideal purchase for a first time buyer or someone downsizing. Viewing is highly recommended.

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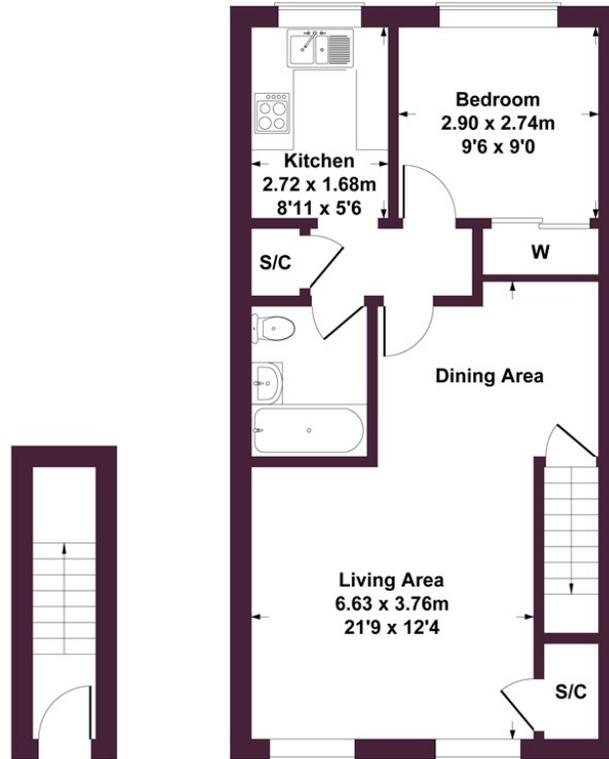






# Maple Gate Loughton IG10 1PS

Approximate Gross Internal Area 554 sq ft - 51 sq m



## GROUND FLOOR FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

The Plan Portal 2022

## LOCAL AUTHORITY

Epping Forest

## TENURE

Leasehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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