



WHERE STANDARDS MATTER

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### Van Ryne House, 262/264 High Road, Loughton, IG10

Spencer Munson are delighted to offer this one-bedroom first-floor flat, ideally located just off Loughton High Road. This chain-free leasehold property benefits from a spacious open-plan living area with a fitted kitchen, a well-proportioned double bedroom and a family bathroom. Situated moments from Loughton High Road, the properties location is highly convenient with a wide selection of shops, bars and restaurants nearby. The property is well served by excellent transport links, with Loughton Underground Station (Central Line) within walking distance and several bus routes close by.

This property would make an ideal purchase for first-time buyers or investors.

Lease Details:

Approx. 146 years remaining

Service Charge: £1,732 per annum

Buildings Insurance: £245 per annum

EPC Rating: C

Council Tax Band: C

**Asking Price £275,000**



# Van Ryne House, Loughton, IG10

## Reception



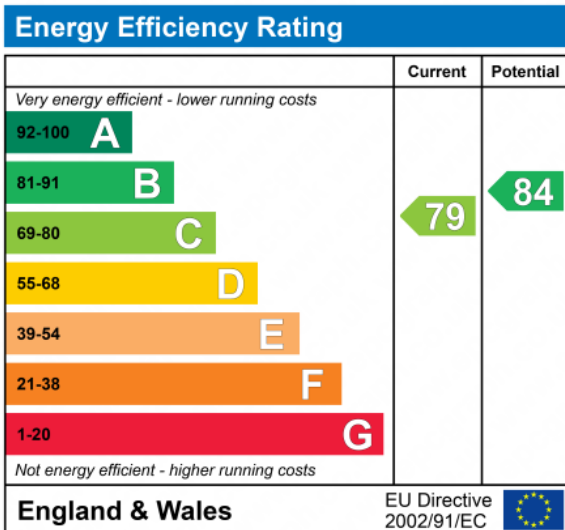
## Kitchen



## Bedroom



## Bathroom



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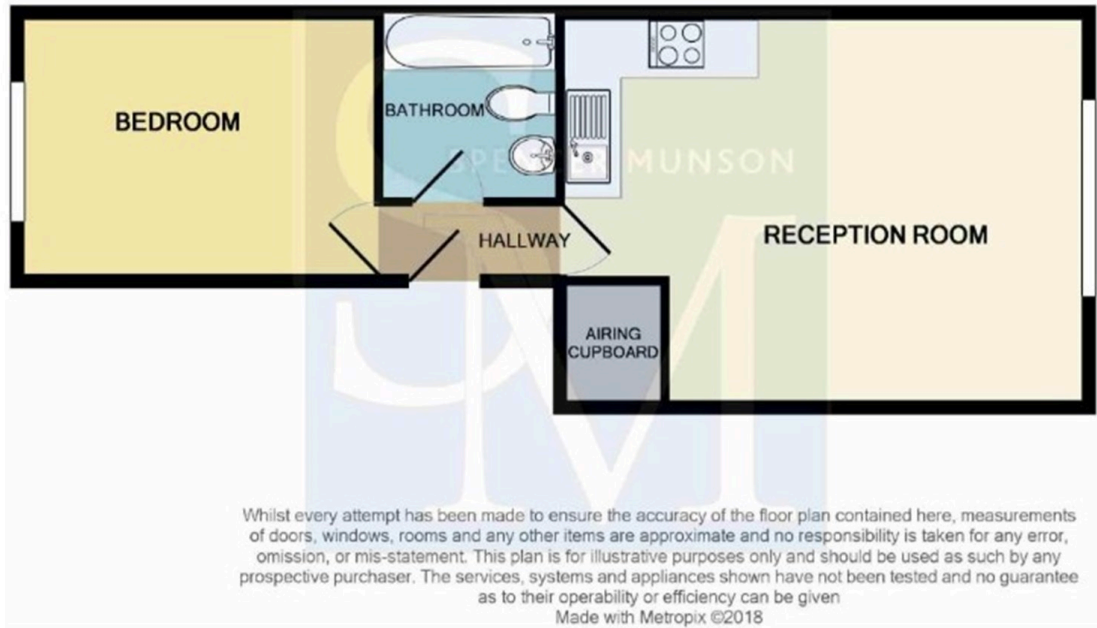
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### **Disclaimer**

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.