Daniel Frank

16 Newnham House High Road
Loughton, IG10 4JH

Set within the highly sought-after Newnham House development, this exceptionally spacious first-floor apartment offers the perfect blend of convenience and a peaceful residential setting. Ideally located just moments from Loughton High Road, the property enjoys a prime position - making it an ideal choice for first-time buyers, downsizers, and investors alike.

The apartment features a bright and generously proportioned reception room, ideal for both relaxing and entertaining. Two well-sized double bedrooms, both benefiting from fitted wardrobes, provide comfortable accommodation, complemented by a modern bathroom and the added convenience of a separate WC. A stylish, well-appointed fitted kitchen offers ample storage and workspace, completing the home's practical and appealing layout.

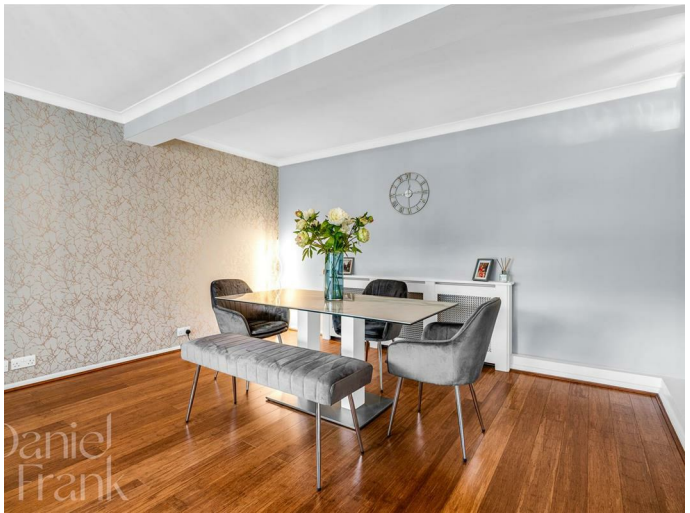
Further benefits include a garage en bloc, an allocated parking space, and access to beautifully maintained communal gardens.

The property is offered with a share of freehold and an impressive 932 years remaining on the lease.

Service Charge - £1800 per annum.
Ground rent - £0.

Perfectly positioned on Loughton's vibrant High Road, residents benefit from immediate access to a wide selection of shops, cafés, and restaurants, as well as superb transport links via Loughton Central Line Station. The open green spaces of Epping Forest are also within easy reach, offering great opportunities for outdoor leisure and recreation. Strong road connections via the M11 and M25 further enhance accessibility, while a range of highly regarded schools are located nearby.

Tenure Leasehold - Share of Freehold
Council Epping Forest



Your Next Chapter

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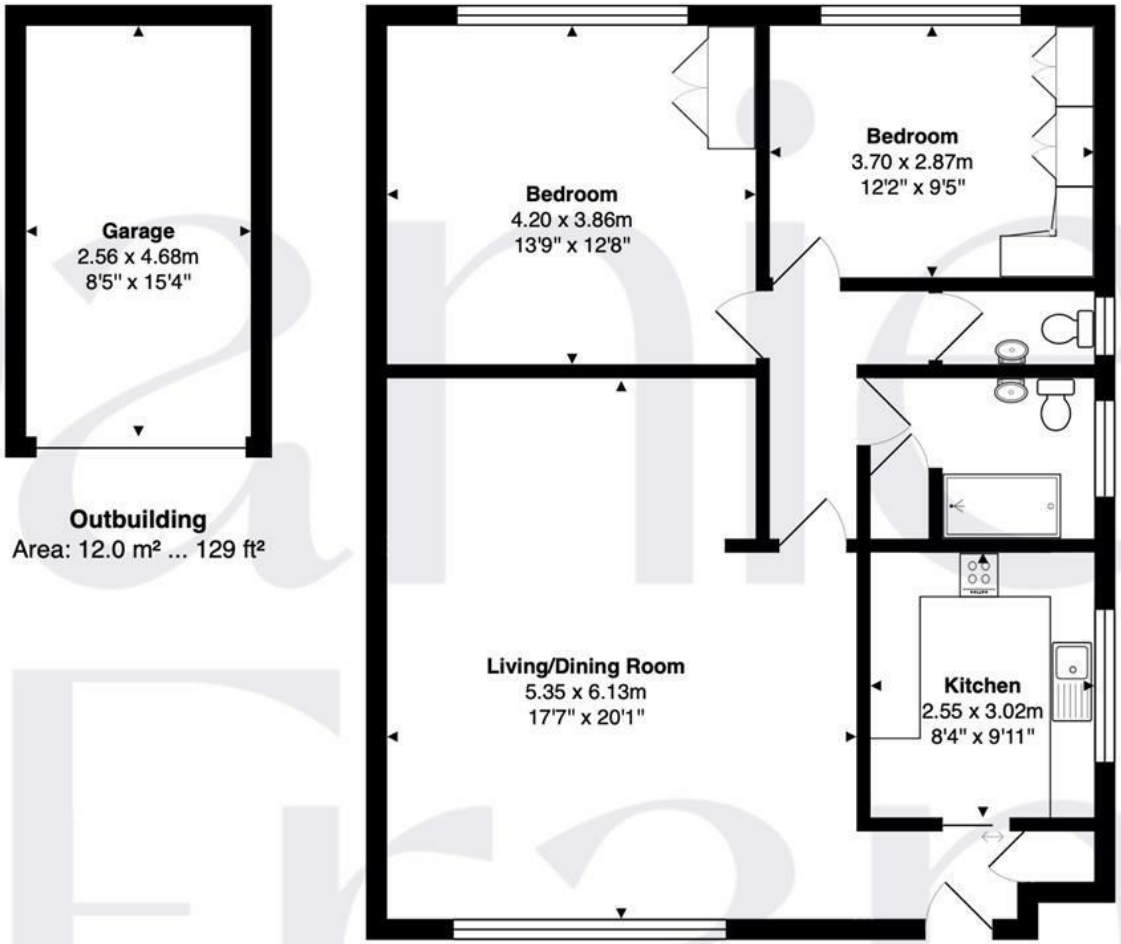

Outbuilding
Area: 12.0 m² ... 129 ft²

Ground Floor
Area: 81.6 m² ... 878 ft²

Total Area: 93.6 m² ... 1007 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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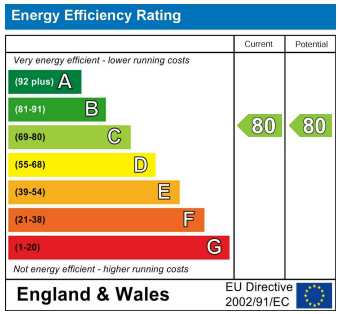
WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



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