



WHERE STANDARDS MATTER

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Maple Gate, Loughton, IG10

Spencer Munson are pleased to offer you this spacious one bedroom ground floor maisonette in the ever popular Maple Gate development in Loughton with unallocated parking area and communal grounds. The property is in close proximity to local shops including Sainsbury's Local and Homebase as well as being on local bus routes and Debden central line station is close by. It benefits from good size lounge with additional dining area, a separate kitchen with appliances, double bedroom and bathroom. Laminate flooring throughout and is double glazed. Available 2nd April 2026. Council Tax C EPC Rating D

Rent: £1,375 - Monthly



Maple Gate, Loughton IG10

Lounge

Lounge 13.10 x 11'7 (4.22m x 3.53m) narrowing to dining area 11'5 x 9'6 (3.48m x 2.90m) approx



Kitchen

2.67m (8'9) x 1.65m (5'5) approx



Bedroom One

2.9m (9'6) x 2.74m (9') approx



Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	65	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.