



Approximate Gross Internal Area 505 sq ft - 47 sq m

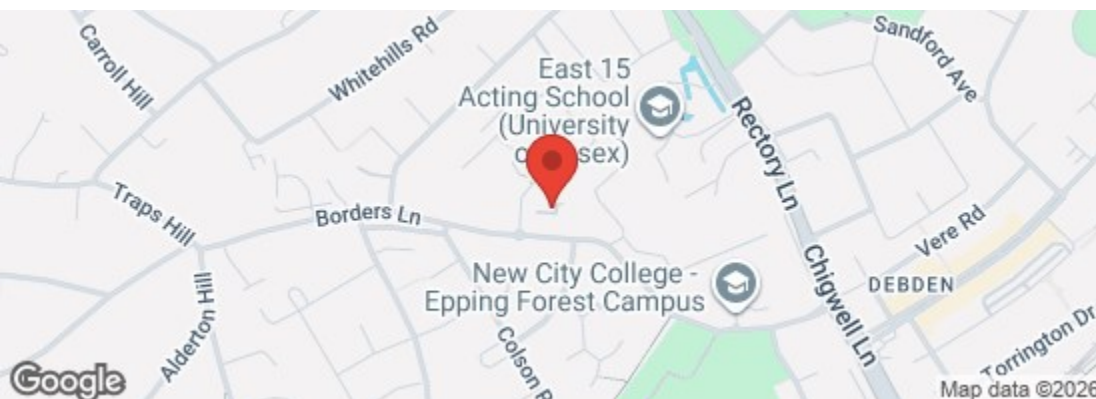


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Council: Epping Forest | Council Tax Band: C | Floor Area: 505.00 sq ft

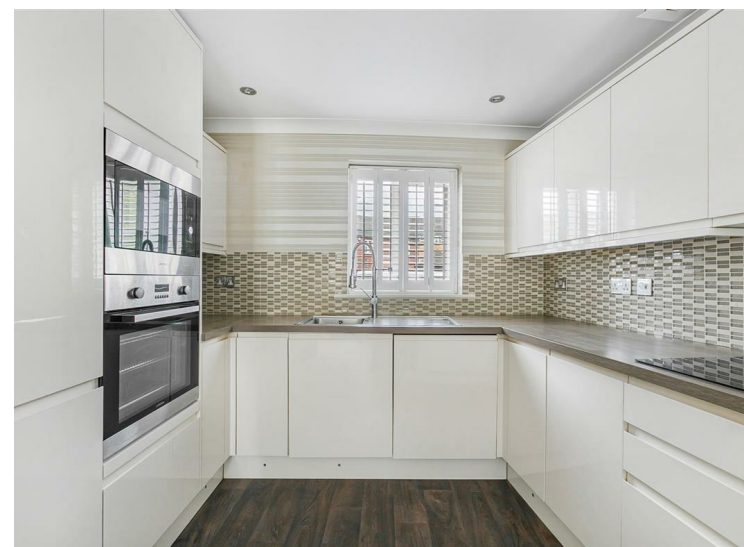
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		75	82
	EU Directive 2002/91/EC		



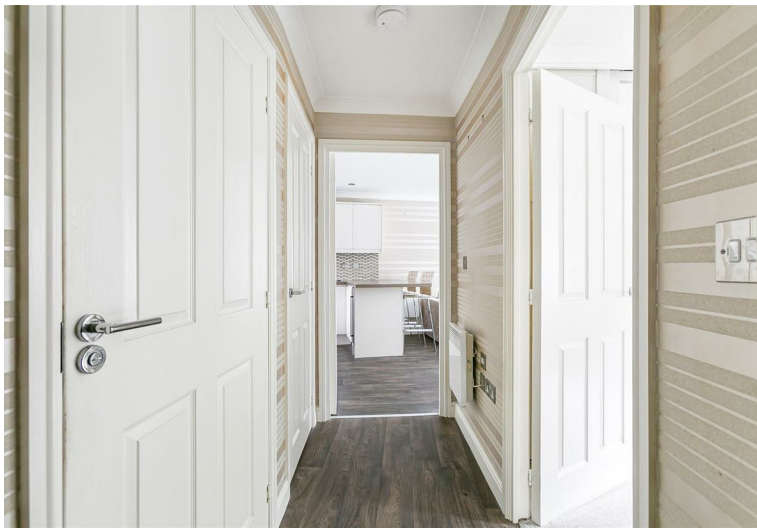
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



College Close, Loughton, IG10 3FD
 Guide Price £275,000 Leasehold
 Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



Guide Price £275,000 - £300,000

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.

