



## Landmark House, The Broadway, Loughton

Situated on the first floor of the modern Landmark House development in Loughton, this beautifully presented two-bedroom apartment offers bright, contemporary living throughout.

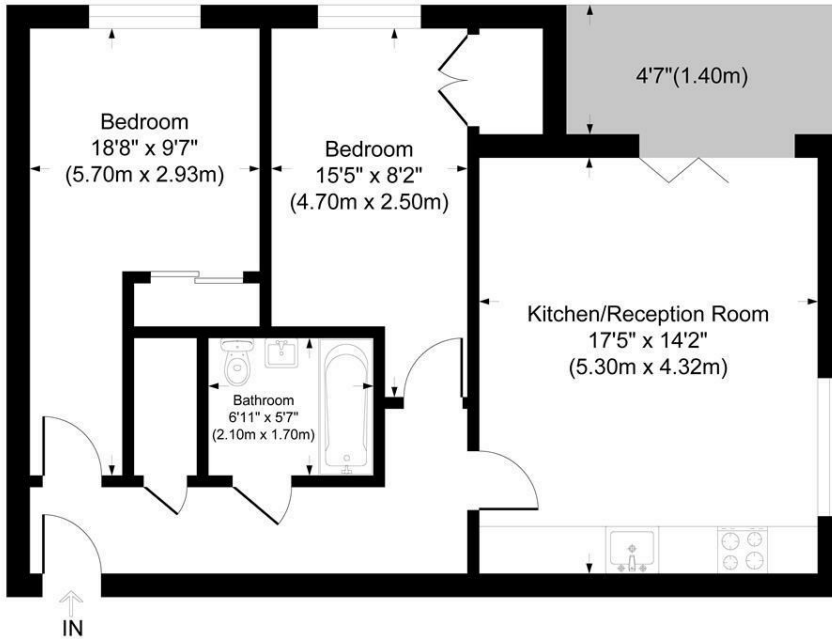
The heart of the home is a spacious open-plan living, dining and kitchen area, creating a welcoming space for both relaxing and entertaining. The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, while large windows fill the apartment with natural light. The living area opens directly onto a generous private balcony, providing the perfect spot for al fresco dining or enjoying the sunshine.

The property features two well-proportioned bedrooms and a stylish modern family bathroom, all finished to a high standard. The apartment benefits from a bright and airy feel throughout, with modern décor and a practical layout designed for comfortable everyday living.

Residents of Landmark House enjoy the added benefits of a secure entry system with fob access, lift service to all floors, and a well-maintained communal environment, making this an excellent opportunity to acquire a contemporary home in a sought-after Loughton location.

- Beautifully Presented Two Bedroom Flat
- Open Plan Kitchen And Living Space
- First Floor Flat
- EPC - B
- Council Tax - C
- 690 Sq Ft (64 Sq M)
- Private Balcony
- Secure System And Lift
- Short Walk To Debden Underground Station
- Easy Access To Loughton High Street

**£375,000**



Settle

## Landmark House The Broadway

Approximate Gross Internal Area  
Total = 64.0 sq m / 690 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 85                      | 85        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |