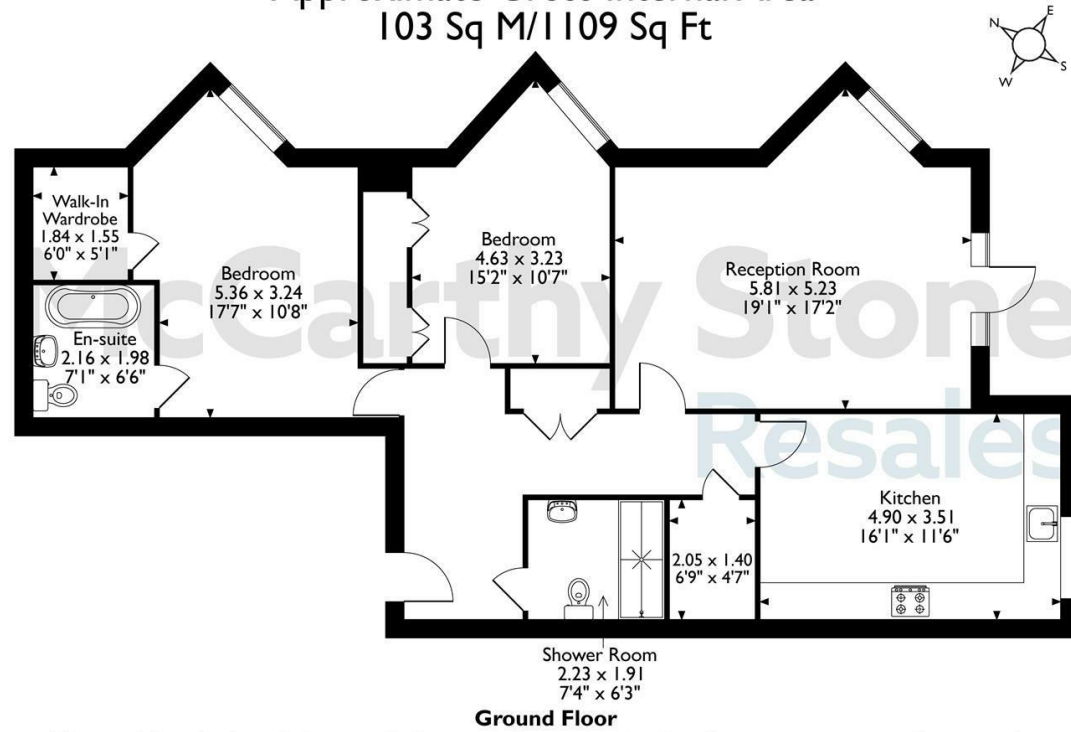


2 Sovereign Place, 2, St. Johns Road, Loughton, Essex  
Approximate Gross Internal Area  
103 Sq M/1109 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**2 Sovereign Place**

St. Johns Road, Loughton, IG10 1ER



**Asking price £675,000 Leasehold**

A well presented, TWO bedroom, TWO bathroom apartment situated on the GROUND FLOOR. This apartment boasts a dual aspect living room with direct access to a private PATIO AREA. Modern Kitchen with INTEGRATED appliances. There is a large entrance hall with rooms leading off. Sovereign Place, a McCarthy Stone retirement development is nestled in Loughton and boasts landscaped gardens.

**\*ALLOCATED CAR PARKING SPACE\***

**\*Entitlements Advice and Part Exchange available\***

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# St. Johns Road, Loughton

## 2 bed | £675,000

### Sovereign Place

Located in the beautiful Epping Forest District of Essex is our stunning age exclusive development in Loughton. There is access to Loughton High Road, Central Line Station, Bus Routes. Located off Church Hill, the development offers the best of both town and country living, being situated close to Loughton's bustling town centre with easy access to the beautiful Epping Forest.

### Local Area

Choosing the perfect retirement apartment is about much more than finding the perfect property in the ideal location. It's equally important that all the amenities you might ever need are nearby. In Loughton variety is the order of the day. The town's thriving mix of small boutique shops and larger stores are never more than a stone's throw away. Close to Sovereign Place are several distinctive shops and eateries, including a renowned local butcher on Church Hill, a friendly florist and a popular seafood restaurant. Slightly further afield down the High Street are yet more independently owned shops sitting alongside a number of easily recognised high street outlets. Loughton also boasts several major supermarkets including a Marks & Spencer on Loughton High Road and a Sainsbury's Superstore on Old Station Road. Amid this relaxed atmosphere, Loughton offers residents plenty of pleasant distractions. From golf courses, horse riding and walks in Epping Forest to a tempting mix of traditional and modern shops and restaurants, there's always something to do and explore.

### Parking

This apartment includes an allocated parking space.

### Lounge

An immaculate dual aspect living area, with ample room for dining and comfortable seating. This room boasts

direct access to a private patio via a patio door. Neutrally decorated and carpeted throughout, raised power sockets, TV point. Two ceiling light points.

### Kitchen

A spacious modern kitchen, with a range of high gloss base and wall cabinets providing ample storage space with complimentary worksurfaces over. Integrated appliances to include electric oven with microwave above, four ring electric hob with stainless steel extractor hood over and fridge/freezer. Stainless steel sink with mono lever mixer tap sits beneath the double glazed three panel window. There is ample room for a dining table.

### Bedroom One

A generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe providing hanging and shelving space as well as an en-suite.

### Bedroom Two

A good sized double bedroom, double glazed window to rear wall, raised power sockets, ceiling light point. This room features a built in sliding wardrobe.

### Service Charge

- Cleaning of communal windows, and inner communal areas
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge - £4,644.65 Per Annum until 30/06/2026

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your water rates, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant.

### Leasehold

Lease 999 years from 01/01/2016

Ground rent £595

Ground rent review: 2031

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

