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EST 1976



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90 Hanson Drive
Loughton, Essex IG10 2EA
Price guide £300,000

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PRICE GUIDE £300,000 - £325,000 - An excellent opportunity to acquire this immaculately presented one-bedroom ground floor apartment, ideally positioned within easy reach of local amenities and just approximately a 10-minute walk to Debden Underground Station (Central Line), offering direct access into London Liverpool Street. The property benefits from a large private rear garden, creating an ideal space for entertaining and outdoor relaxation, whilst internally offering bright and well-maintained accommodation throughout. Further benefits include a lease in excess of 100 years, making this an ideal first-time purchase, downsizer opportunity or investment alike. Situated in the ever-popular Hanson Drive development, the property enjoys convenient access to nearby shops, green spaces and transport links.

COMMUNAL ENTRANCE HALL

Security entry phone door, stairs to all floors.

ENTRANCE HALL

Laminated wood strip flooring, inset spotlights to ceiling, double radiator, meter cupboard, double glazed obscure door leading to storage area, doors to:

BEDROOM 12'6 x 9'6 (3.81m x 2.90m)

Laminated wood strip flooring, two light double glazed window with fanlight over, radiator.

LOUNGE 14'1 x 12'6 (4.29m x 3.81m)

Feature wood panelled wall, laminated wood strip flooring, radiator, two light double glazed window with fanlight over.

KITCHEN 10'10 x 8'2 (3.30m x 2.49m)

Range of wall and base units, working surfaces, cupboards and drawers, wine rack, concealed lighting, built-in oven, inset induction hob with glass splashback and extractor hood above, sink top unit with mixer tap, cupboard housing boiler, integrated fridge/freezer and washing machine, laminated wood strip flooring, two light double glazed window with fanlight over,

BATHROOM 9'2 x 5'7 (2.79m x 1.70m)

Panel enclosed bath with mixer tap, shower attachment and folding glazed side screen, floating vanity unit with wash hand basin and mixer tap, fitted storage unit, tiled walls, tiled floor, two light obscure double glazed window, tiled floor.

STORAGE AREA 7'10 x 6'11 (2.39m x 2.11m)

Double glazed sliding patio door with fixed sidelight leading to rear garden.

REAR GADEN

approx 32ft Paved area, lawn, wooden shed.

LEASE

101 years remaining.

GROUND RENT

£10.00 per annum.

MAINTENANCE CHARGE

COUNCIL TAX

Epping Forest District Council - Band C

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

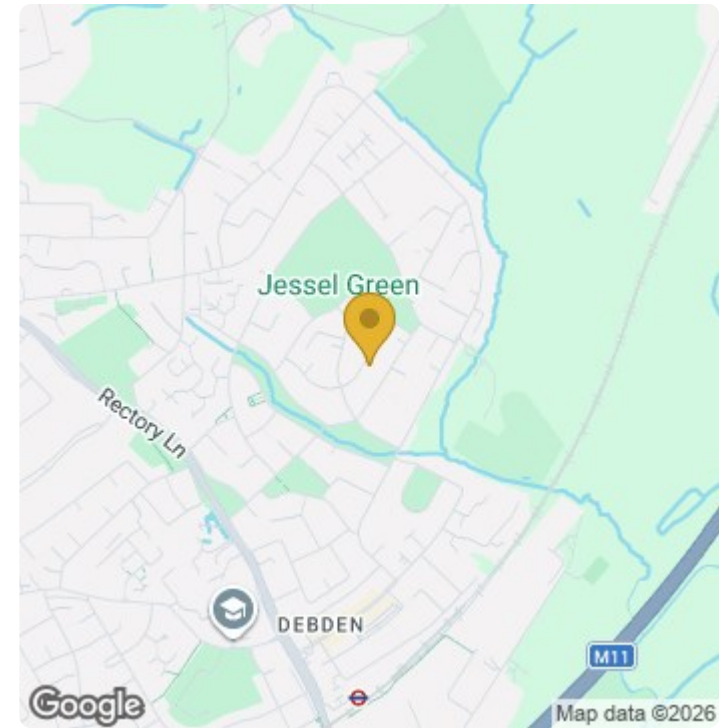
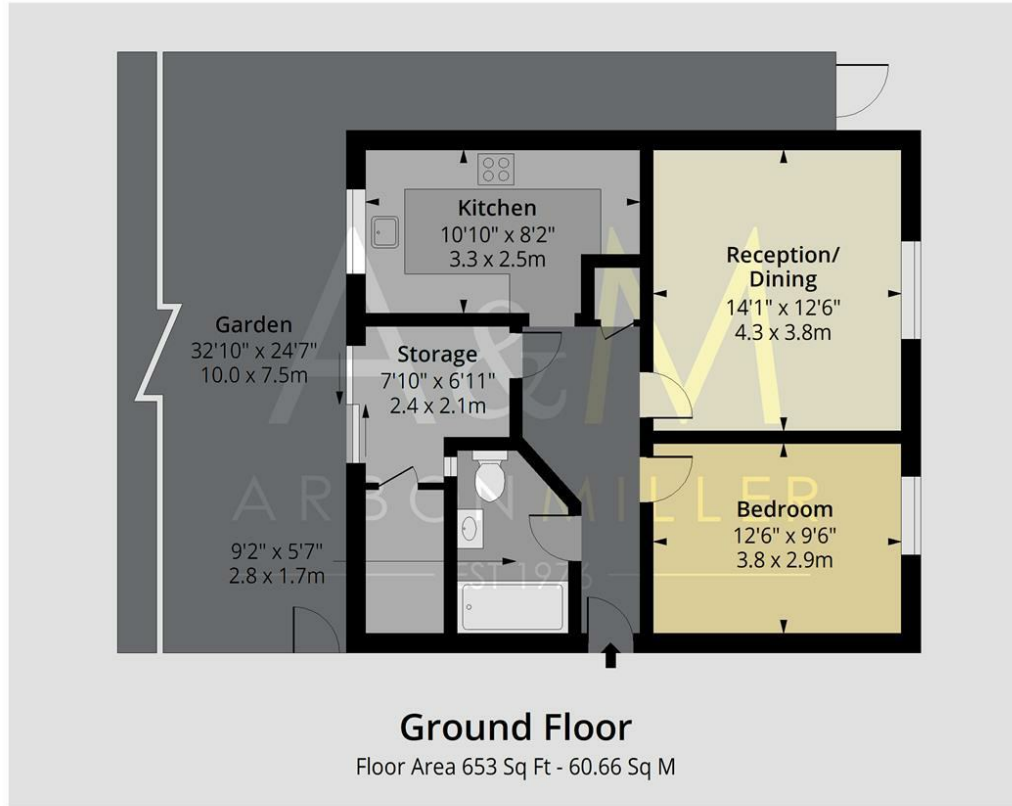
AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



Hanson Drive IG10

Approx. Gross Internal Area 653 Sq Ft - 60.66 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 27/5/2026



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