



WHERE STANDARDS MATTER

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### Algiers Close, Loughton, IG10

Spencer Munson is pleased to offer you the opportunity to purchase this well-presented, spacious first-floor maisonette featuring two double bedrooms and a generous garden, making it perfect for first-time buyers. Ideally situated close to Loughton Central Line station and the bustling high street, residents will enjoy convenient access to shops, cafes, bars, restaurants and retail stores such as Sainsbury's, M&S and Morrisons. The property comprises a bright and airy living room, a modern family bathroom and a large kitchen with a separate utility area. Also from benefitting from double-glazed windows throughout, gas central heating and being offered as chain-free, this property is Leasehold 118 Years Lease remaining approx £400.00 building insurance. No service Charge No Ground Rent. EPC C rating and the Council Tax is Band C.

**Offers Over £360,000 (L)**



## Algers Close, Loughton, IG10

### Lounge

5.15m (16'11) x 3.14m (10'4)



### Kitchen

3.8m (12'6) x 2.73m (8'11)



### Utility Room

4.2m (13'9) x 1.12m (3'8)

### Bedroom One

4.33m (14'2) x 2.7m (8'10)



### Bedroom Two

4.29m (14'1) x 2.72m (8'11)



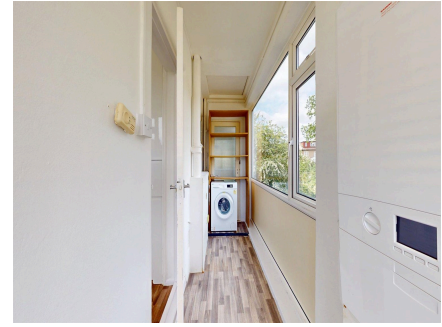
### Bathroom

2.52m (8'3) x 1.39m (4'7)



## Utility Room

Utility Room



## Exterior

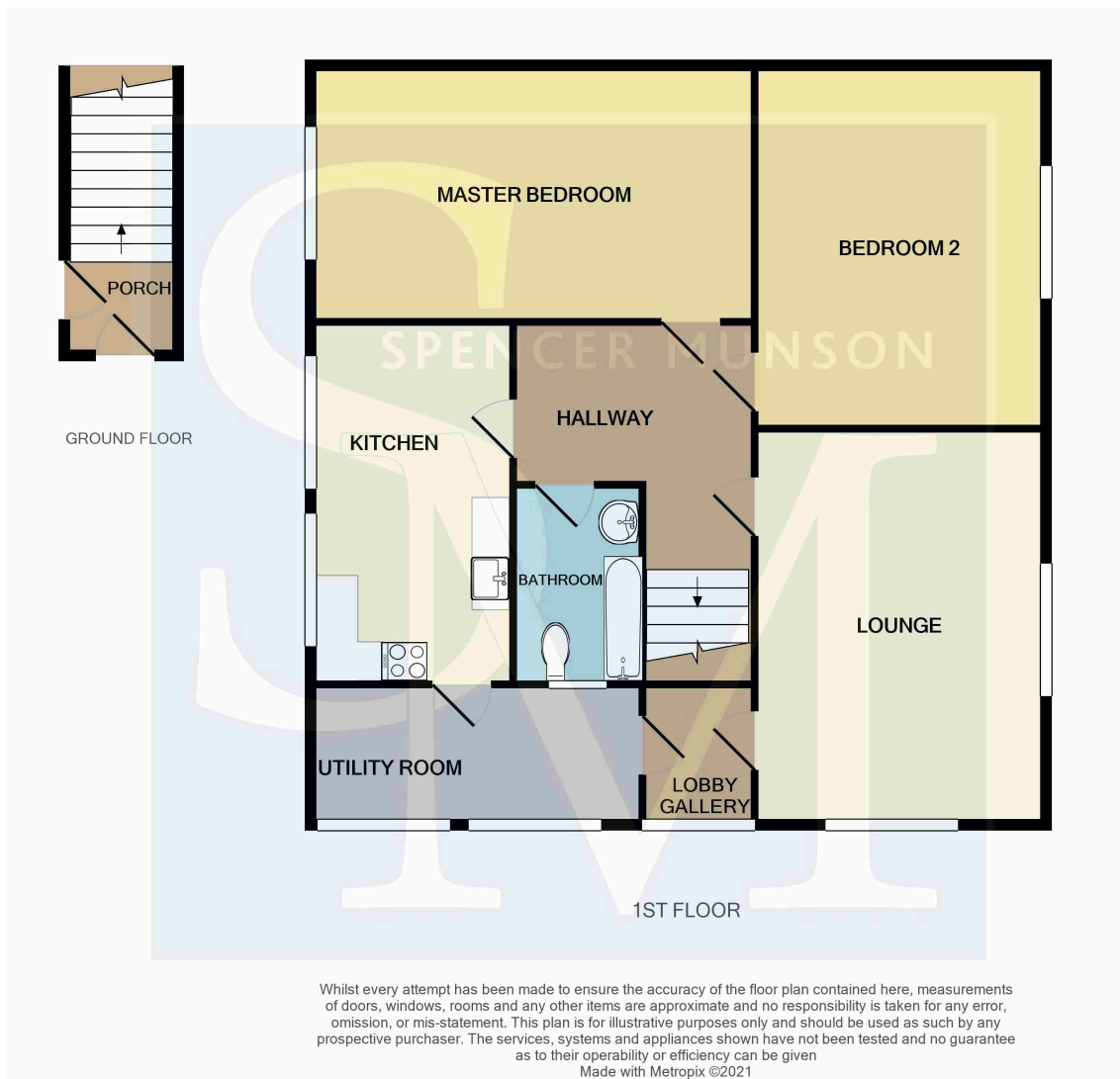
### Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	72	72
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		

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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.