





14 Poets Place 11 Alderton Hill Loughton, IG10 3FS

A beautifully maintained and recently redecorated two-bedroom, two-bathroom first floor apartment, set within the highly sought-after Poets Place development in Loughton.

Built in 2018 by McCarthy & Stone, this exclusive development has been thoughtfully designed for independent retirement living for the over 60s, combining comfort, convenience, and a strong sense of community. Residents must be over 60, though a partner or spouse can be over 55.

The apartment itself is ideally positioned within the building, located very close to the lift for effortless access. Internally, the property offers a spacious and well-proportioned living room, alongside a modern fitted kitchen.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite and a walk-in wardrobe, in addition to a separate contemporary bathroom. A utility room is conveniently located in the hallway. The apartment further benefits from a secure intercom entry system, underfloor heating throughout, and Sky connection points in the reception room. The property also includes one allocated parking space, and the development further benefits from visitor parking.

Poets Place offers an excellent lifestyle for its residents, with a welcoming communal lounge, beautifully maintained gardens, and a variety of organised social activities including coffee mornings, film afternoons, and weekly events. A dedicated House Manager is on site Monday to Friday between 9:00am until 15:00pm, ensuring the development is well maintained and residents are fully supported.

Additional amenities include a guest suite available for visiting family (for a nominal fee), regular external window cleaning, daily deliveries from Oakwood Pharmacy, a secure scooter and equipment storage room, and a lounge that can be reserved for private family gatherings.

Tenure Leasehold
Council Epping Forest

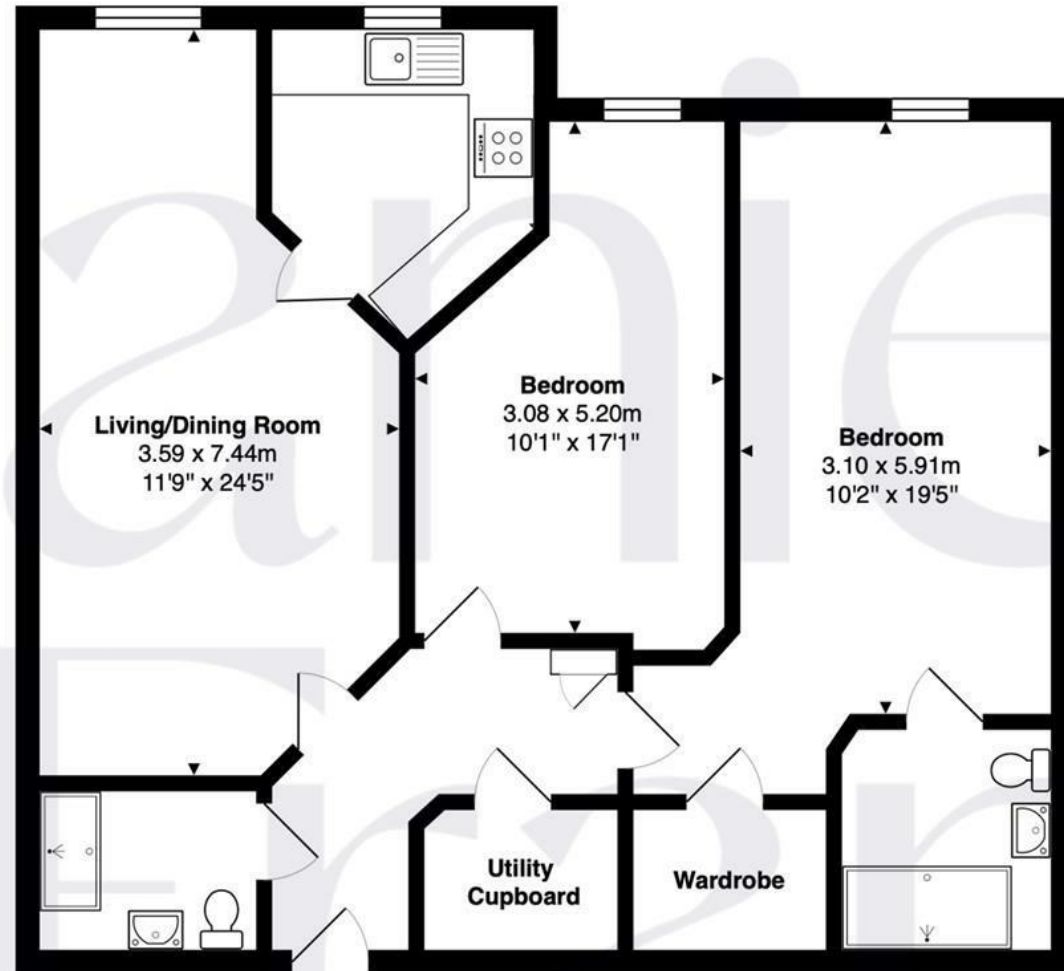




Your Next Chapter



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First Floor
Area: 87.9 m² ... 946 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



Perfectly positioned on one of Loughton's best roads, the development is just 0.2 miles from Loughton Station and 0.3 miles from the amenities of Loughton High Road, offering easy access to shops, cafes, and restaurants.

This property is offered to the market with no onward chain.

WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(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		

