



WHERE STANDARDS MATTER

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### Maple Gate, Loughton, IG10

Spacious one bed maisonette in the ever popular development of Maple Gate in Loughton. The property is on the first floor and offers a large lounge with separate dining area, a double bedroom, kitchen with appliances and a bathroom. The property also benefits from unallocated off street parking area and mature communal gardens. The property is in close proximity to local shops including Sainsbury's Local and Lidl as well as being on local bus routes and it is a short walk to Debden central line station. The property is double glazed and has electric storage heating. Offered as chain free. EPC rating: C. Council Tax C Share of Freehold Details: Lease length 212 years remaining Service charge £370.10p half yearly. Peppercorn Ground rent.

**Asking Price £270,000 (L)**



## Maple Gate, Loughton IG10

### Lounge

4.09m (13'5) x 3.73m (12'3)



### Kitchen

2.74m (9') x 1.68m (5'6)



### Bedroom One

2.92m (9'7) x 2.74m (9')



### Bathroom

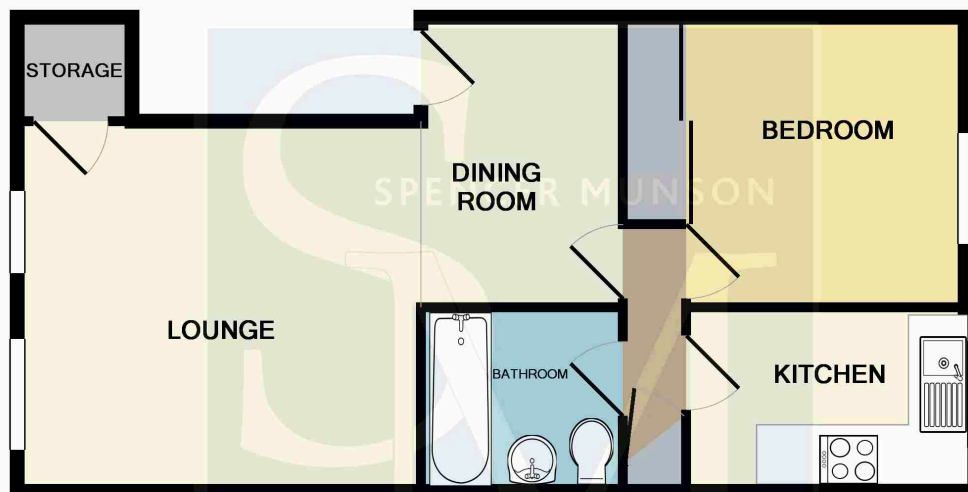


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	82
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	

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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