



Van Ryne House, 262/264 High Road, Loughton, IG10

Spencer Munson are delighted to offer this one-bedroom first-floor flat, ideally located just off Loughton High Road. This chain-free leasehold property benefits from a spacious open-plan living area with a fitted kitchen, a well-proportioned double bedroom and a family bathroom. Situated moments from Loughton High Road, the properties location is highly convenient with a wide selection of shops, bars and restaurants nearby. The property is well served by excellent transport links, with Loughton Underground Station (Central Line) within walking distance and several bus routes close by. This property would make an ideal purchase for first-time buyers or investors.

Lease Details:

Approx. 146 years remaining

Service Charge: £1,732 per annum

Buildings Insurance: £245 per annum

EPC Rating: C

Council Tax Band: C

Guide Price £250,000 - £260,000



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Reception



Kitchen



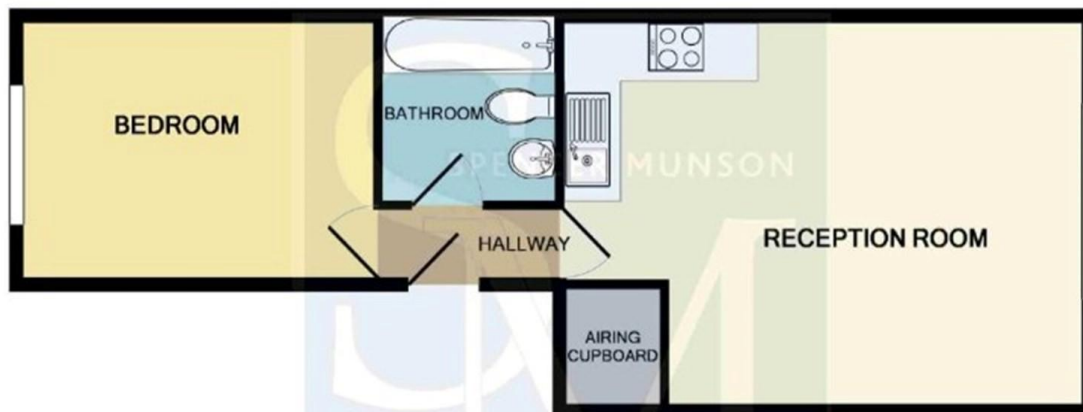
Bedroom



Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	84
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 	



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