



CHURCHILL
estates

Baldwins Hill, Loughton, IG10 1SF
£1,875 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**

Council: Epping Forest | Council Tax Band: D | Floor Area: sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Baldwins Hill is a very desirable location being located in a rural area surrounded by Epping Forest. Loughton Central Line Station and Debden Central Line Stations are situated 1.5 miles away plus further more you have access to other public transport such as a bus route which is situated at the top of Goldings Road only 0.2 miles away. Within easy walking distance is Loughton High Street where you will find all of your important necessities such as Morrisons, Doctors, Opticians and much more. Baldwins Hill is also located nearby to many highly rated primary and secondary schools.

5 weeks' deposit: £ 2163

Council Tax Band: D

EPC: D

Minimum 12 months' let