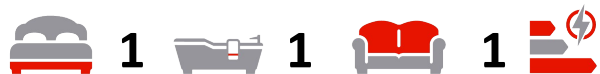




Hollyoak House, 256 High Road, Loughton

Asking Price £400,000



MILLERS
ESTATE AGENTS

**** LUXURY THIRD FLOOR APARTMENT ** ON TOP OF THE HIGH STREET ** LONG LEASE 244 YEARS ** GATED DEVELOPMENT FOR THE OVER 55'S ** ALLOCATED PARKING BAY ** COMMUNAL TERRACES ON EACH FLOOR ** CHAIN FREE ****

Welcome to Hollyoak House, a delightful one-bedroom apartment located on the High Road in Loughton, perfectly designed for those aged 55 and over. Spanning an impressive 611 square feet, this 3rd floor apartment offers a spacious entrance hallway, complete with two double built-in cupboards that provide ample storage space.

The open-plan living area features a fully fitted kitchen that seamlessly flows into a bright and airy lounge/dining area. French double doors lead out to a charming balcony, perfect for enjoying a morning coffee or an evening breeze. The generously sized bedroom also boasts built-in wardrobes, ensuring that storage is never a concern. The modern shower room is equipped with a large walk-in shower, adding a touch of luxury to your daily routine.

Hollyoak House is set within a secure gated development, ideally situated for easy access to local amenities. The ground floor hosts a wonderful communal lounge, which serves as the heart of the community. Here, residents can partake in coffee mornings, bingo, quiz nights, or simply enjoy a friendly chat. The communal kitchen and patio terrace provide a lovely space for socialising, especially on sunny days.

For your convenience, there is a House Manager on-site from 9 am to 3 pm, assisting with the day-to-day running of the block. The property is accessible via both lift and stairs, with each floor featuring its own patio terrace. This apartment comes with its own designated parking bay, number 16. There is visitor parking and a handy electric charging point.

With a long lease of 244 years and being offered chain-free, this apartment presents an excellent opportunity for comfortable and convenient living in a vibrant community. Don't miss your chance to make this lovely apartment your new home.





Communal Entrance

**Ground Floor Communal
Lounge/Kitchen/Patio Terrace**

Stairs & Lift to all floors

**Private front door to entrance
hallway**

**Open Plan Kitchen/Family Area
26'3 x 13'1 (8.00m x 3.99m)**

Balcony

**Bedroom
18'8 x 9'6 (5.69m x 2.90m)**

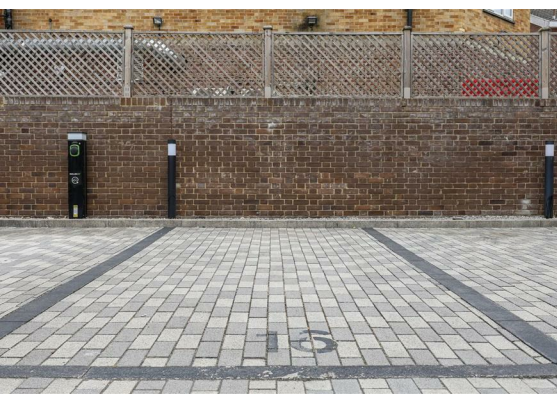
**Bathroom
6'11 x 6'7 (2.11m x 2.01m)**

Communal Terraces on each floor

Allocated Parking Bay 16

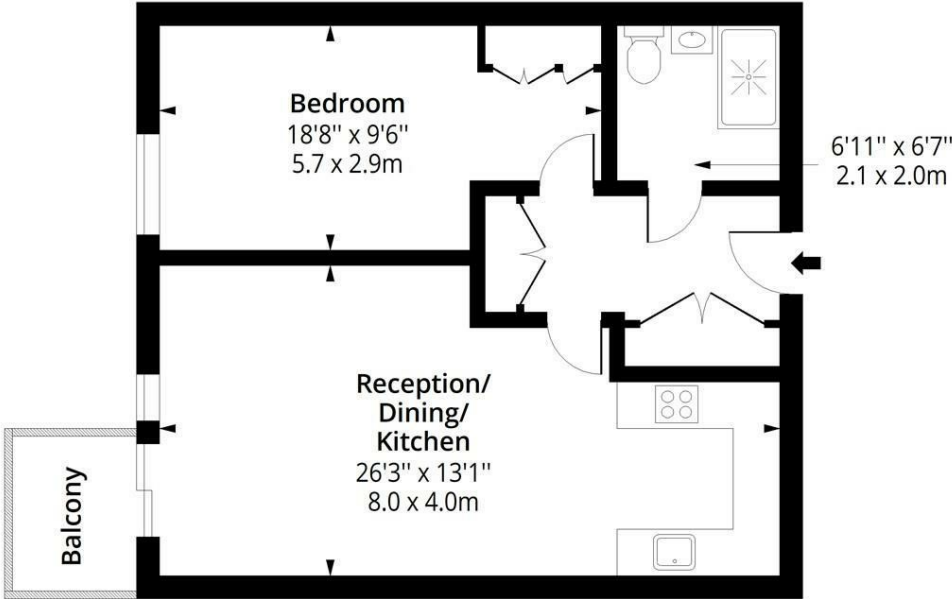
Visitors Parking

Guest Suite



Hollyoak House IG10

Approx. Gross Internal Area 611 Sq Ft - 56.76 Sq M
Approx. Gross Balcony Area 34 Sq Ft - 3.16 Sq M



Third Floor

Floor Area 611 Sq Ft - 56.76 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 18/8/2026

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	