

Daniel  
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## 21 College Close Loughton, IG10 3FD

This well-presented two-bedroom apartment features an open-plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. The kitchen is well-equipped with a range of fitted units and integrated appliances, while the living area benefits from doors opening onto a Juliette balcony, allowing plenty of natural light to flow through the space.

The generous principal bedroom includes fitted wardrobes and doors opening onto a Juliette balcony, providing a bright and airy feel. A second bedroom offers versatile accommodation, ideal as a guest room, home office or children's bedroom. The family bathroom serves both bedrooms.

Externally, the property benefits from allocated parking, adding further practicality and convenience.

Situated on the first floor, this apartment is conveniently located close to a variety of local shops and supermarkets, and is just 0.6 miles from London Underground Debden Station, providing excellent transport links into London.

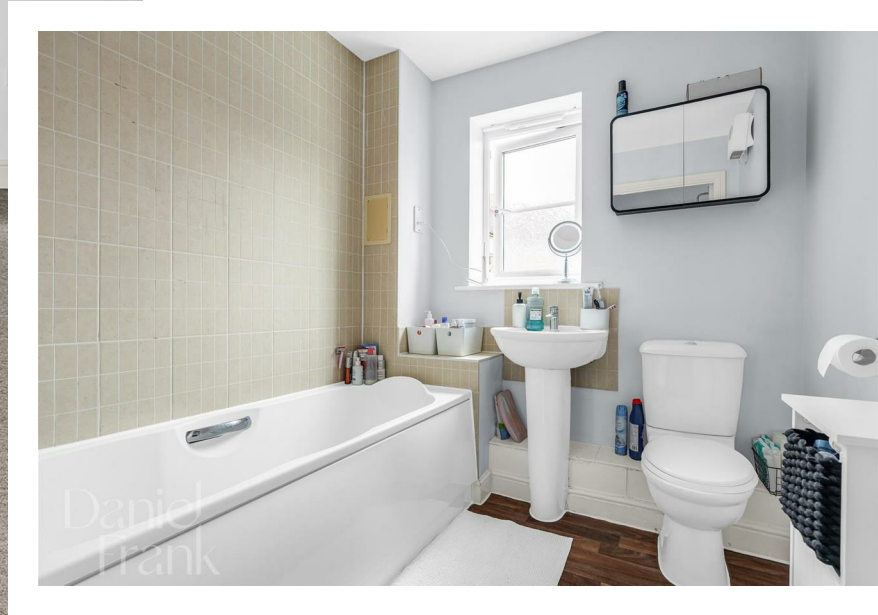
Offered to the market chain free.

**Tenure** Leasehold  
**Council** Epping Forest

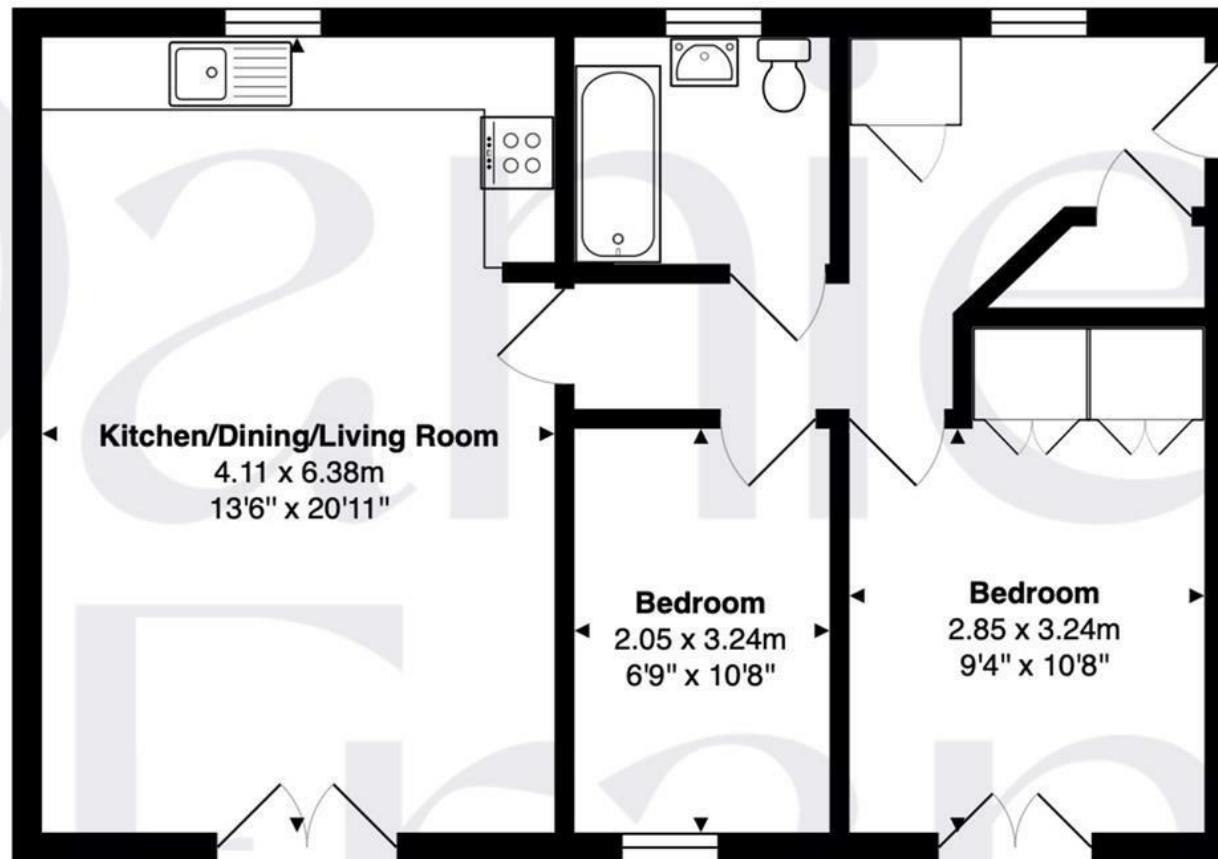




Your Next Chapter



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**First Floor**  
Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)



### 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			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

