



## Lower Park Road, Loughton, IG10 4NA

Asking Price £545,000

- Guide Price £550,000 - £575,000
- Spacious Two Bedroom Duplex
- Arranged over 105.5 sq m (1,135 sq ft)
- Allocated Parking for one car
- Offered Chain Free
- Situated within close proximity to Loughton High Road
- Open Plan kitchen/dining/living room
- Lease 111 years, Service Charge £2399, Ground Rent £250

# Lower Park Road, Loughton, IG10 4NA

Caplen Estates are delighted to present this large, bright and modern two-bedroom duplex apartment, offered chain free and ideally positioned in the heart of Loughton, Essex.

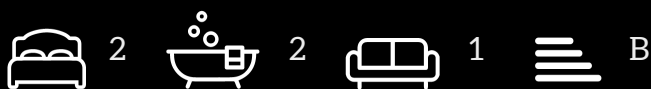
Arranged over two generous floors and extending to approximately 105.5 sq m (1,135 sq ft) in total, the property offers the space, privacy and layout more typically associated with a house, while retaining the convenience, security and ease of apartment living.

Set discreetly to the rear of the building with no adjoining neighbours, the apartment enjoys a high degree of privacy and is within a short walk of Loughton High Street and Central Line station.

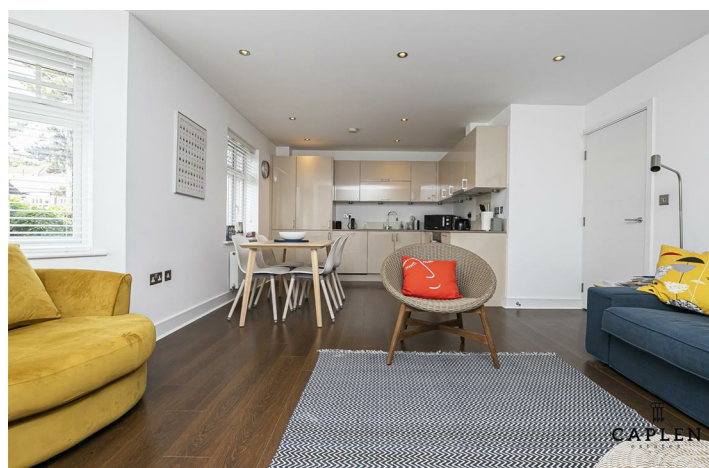
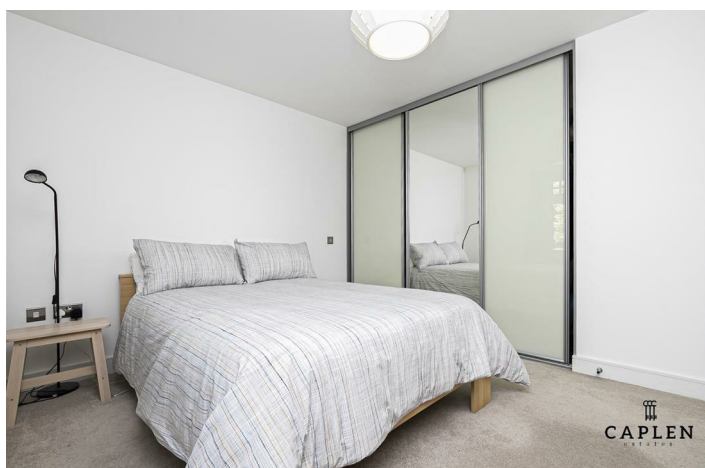
The accommodation opens into a welcoming and spacious entrance hall, leading through to an impressive open-plan kitchen, living and dining area, providing an excellent setting for both everyday living and entertaining. The contemporary kitchen is finished to a high specification and includes an induction hob, full-size steam oven, dishwasher, washing machine and full-height integrated fridge freezer.

The first floor offers a well-proportioned double bedroom with fitted wardrobes, alongside a large family bathroom, both benefitting from external windows and an abundance of natural light. The upper floor is dedicated to a thoughtfully designed principal bedroom suite, featuring extensive fitted wardrobes, a modern en-suite shower room, Velux windows for additional light, and excellent storage options throughout.

Further benefits include lift access, one allocated parking space, and access to well-maintained communal gardens. Call now to arrange an appointment to avoid disappointment on 0203 937 7733



Council Tax Band: E



Kitchen/Living/Dining  
6.71m x 4.70m (22' x 15'5")

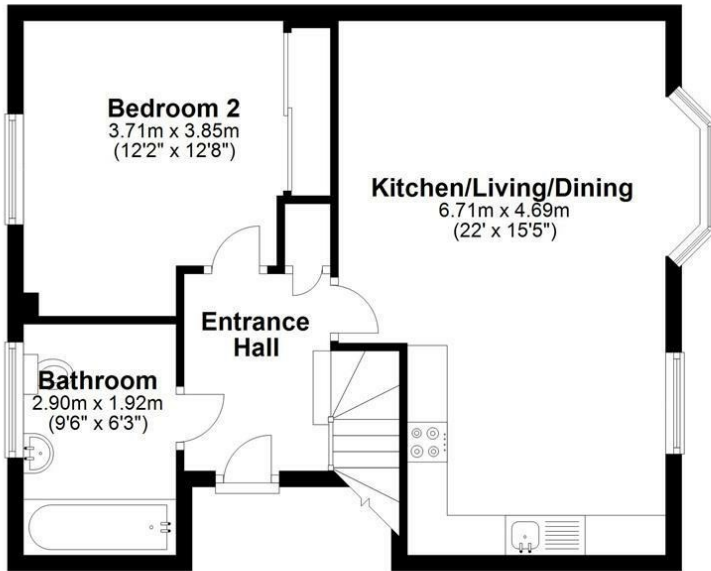
Bedroom 2  
3.71m x 3.86m (12'2" x 12'8")

Bathroom  
2.90m x 1.91m (9'6" x 6'3")

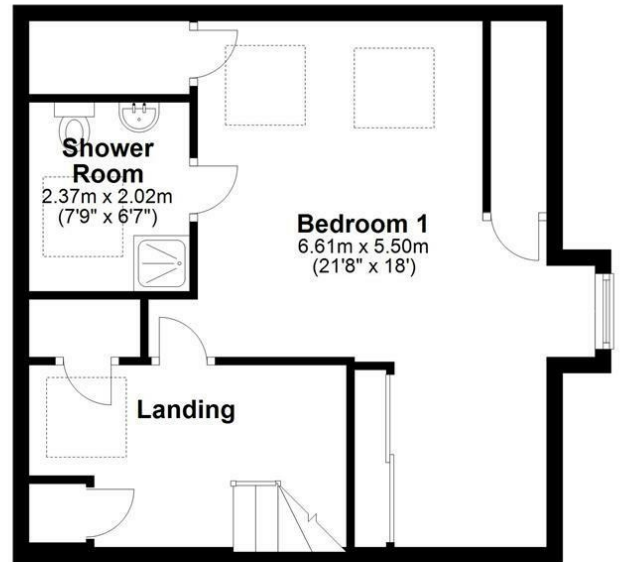
Bedroom 1  
6.60m x 5.49m (21'8" x 18")

Shower Room  
2.36m x 2.01m (7'9" x 6'7")

**First Floor**  
Approx. 52.0 sq. metres (559.6 sq. feet)



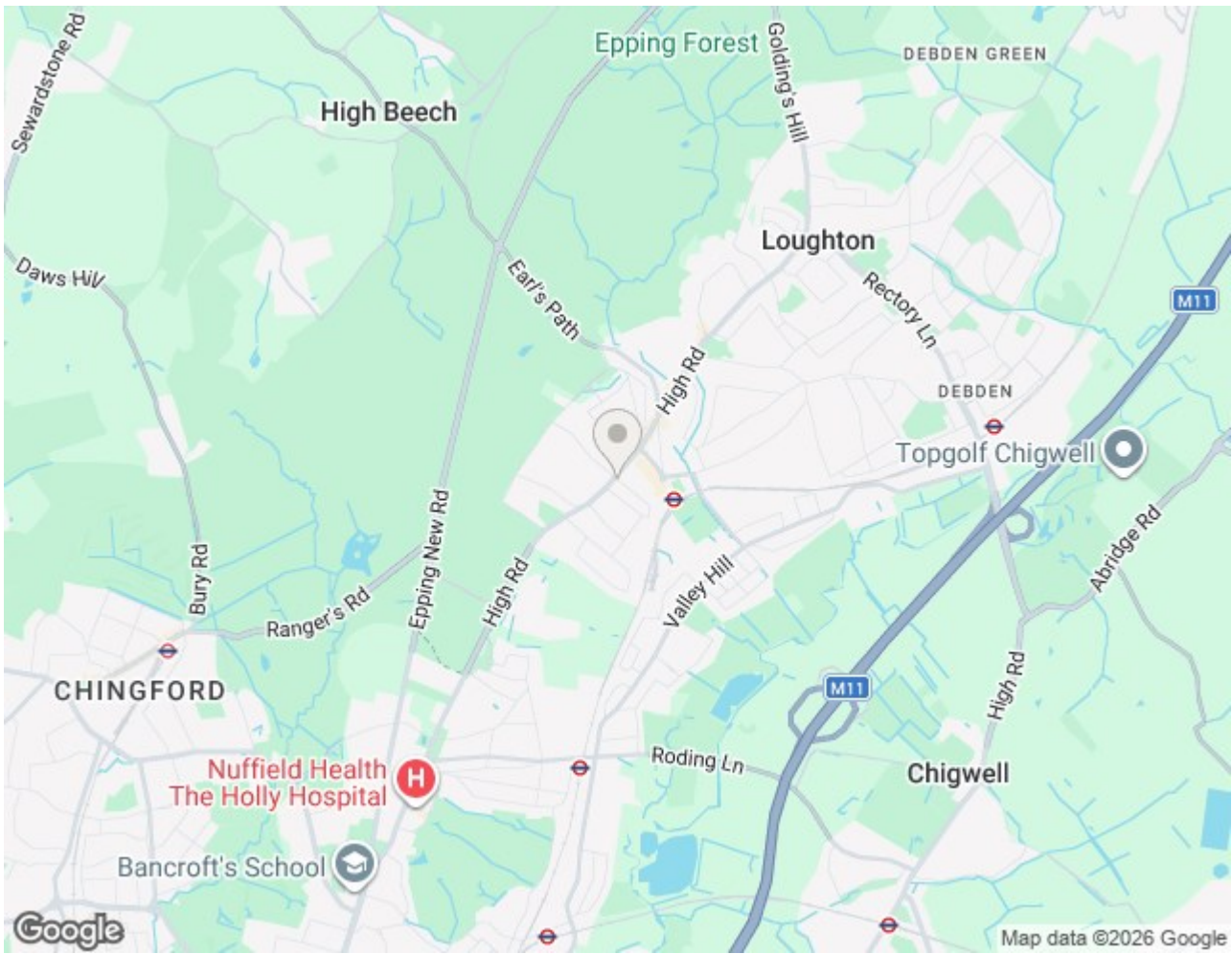
**Second Floor**  
Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 105.5 sq. metres (1135.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(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	

EPC Rating:

B

Council Tax Band

E

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.