

Daniel
Frank





Carlton House Algers Road Loughton, IG10 4RS

NO ONWARD CHAIN.

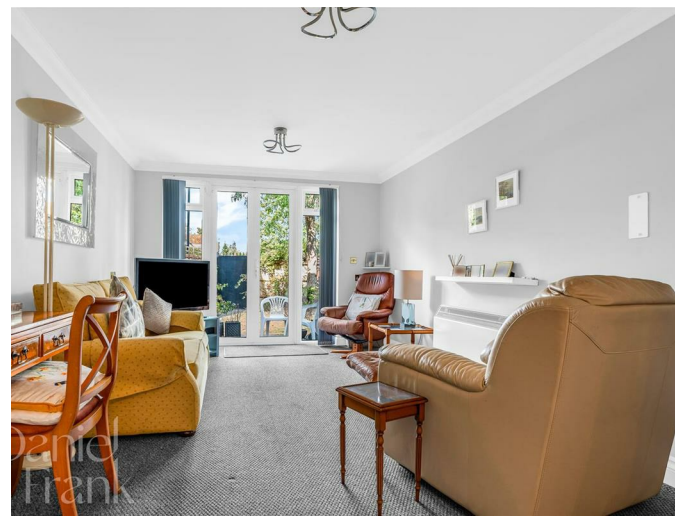
Carlton House is a desirable retirement development offering spacious accommodation for residents aged 55 years and over. This apartment is believed to be the largest apartment within the development and occupies a prime lower ground floor position, benefiting from direct access via French doors to a private patio area and the beautifully maintained communal gardens.

The property provides particularly spacious three-bedroom accommodation, with two bath/shower rooms including an en-suite, and an abundance of built-in storage. The apartment is presented in bright and well-maintained condition and further benefits from double glazing and electric storage heating.

Carlton House offers a range of excellent communal facilities, including a residents' lounge with kitchen, library, gym, laundry room, hairdressing salon and storage cages. There is also an overnight room available for occasional family stays, together with warden assistance and excellent off-street parking.

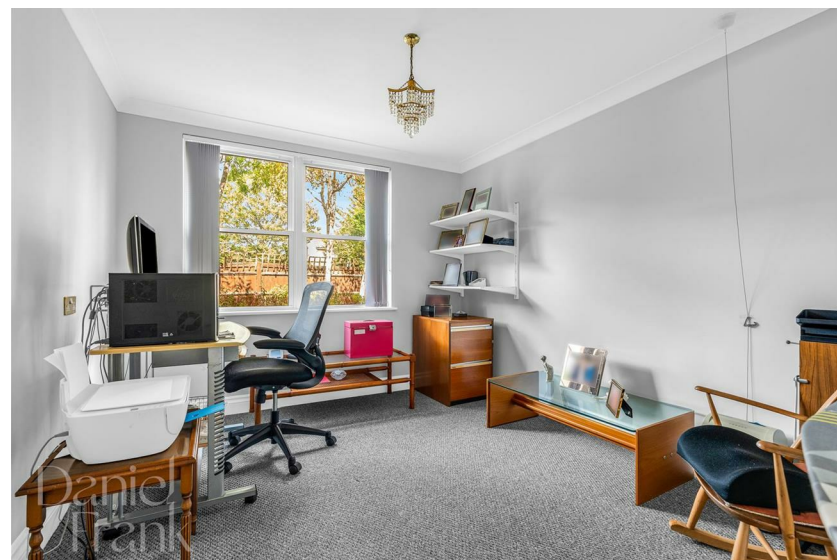
The development is conveniently positioned on the corner of Algers Road and the High Road, with a wide selection of shops, cafés and everyday amenities within a short walk, including M&S Food, Sainsbury's and Gail's Bakery.

Tenure Leasehold
Council Epping Forest

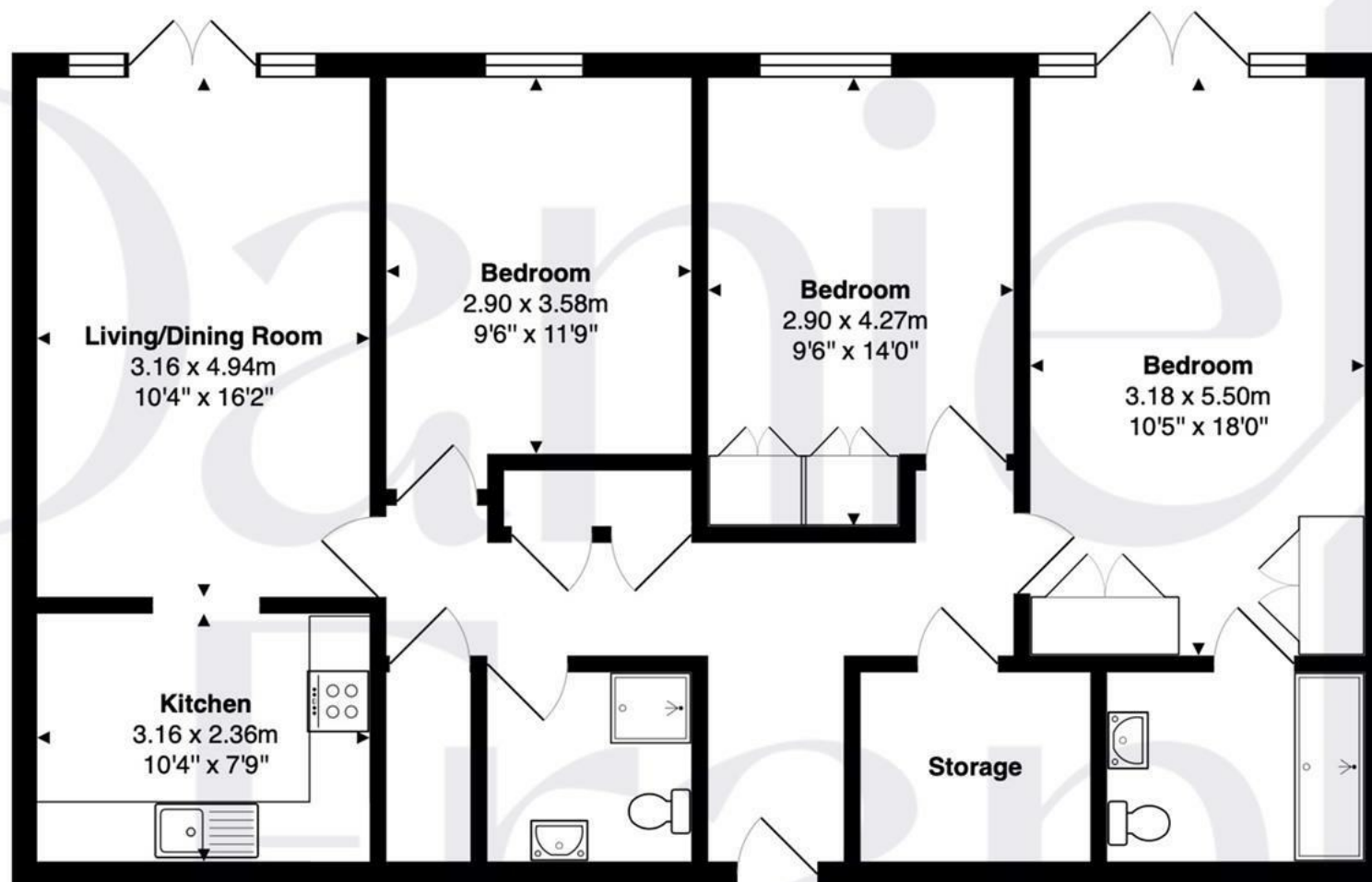




Your Next Chapter



Your Next Chapter



Ground Floor
Area: 94.2 m² ... 1014 ft²

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.

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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		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		