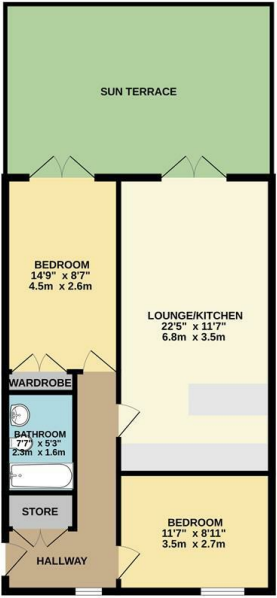


FIRST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1721sq.ft. (159.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and equipment shown here are not intended to be guaranteed. Make your own checks.

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

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



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.

**CHURCHILL**  
estates

**CHURCHILL**  
estates

Cobalt Place Church Hill, Loughton, IG10 1QR  
£2,000 Per Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**





Available From July | Part-furnished 2 Bedroom Apartment | Double Glazing | Gas Central Heating | Beautifully Presented | Walking Distance Of Both Loughton and Debden Central Line Stations | Open Plan lounge kitchen | Large Private Roof terrace | Gated Allocated Parking

Available From July - Part furnished - Churchill Estates are delighted to offer this exceptionally presented first floor Apartment. Fitted to the highest specification the property boasts modern fitted kitchen and open plan lounge leading out to large private roof garden, which can also be accessed from the master bedroom. Further Double bedroom and Bathroom. The property is also located conveniently for access to both Loughton and Debden Central Line Stations.

Externally, the development is met by an electric gate to access the allocated parking space.

