



One bedroom first floor flat in popular development near to shops.



GROUND FLOOR



Maple Gate, Loughton, IG10 1PR

Offers In Excess Of £230,000 Leasehold

Energy Efficiency Rating	
Current	Potential
74	83

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



Leasehold: 125 years from 1 October 1988 - 91 years remaining

Service charge: £1703.65 (1/10/22 - 30/9/23) Reviewed annually

Ground rent: Peppercorn (Check with solicitor as agent has not seen lease)

EPC rating: C

Council Tax band: C

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.



To view call **0208 504 2222**
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This ideal first time buy or investment rental property is situated in the northern end of Loughton in this modern development with ample unallocated parking and well maintained gardens. It is midway between Loughton and Debden stations, within walking distance of Lidl, Sainsbury's Local, other convenience shops and the Plume of Feathers gastropub but still close to Epping Forest and with good access to the M11 and M25. Loughton town centre is in close proximity with its shops, bars, restaurants and boutiques, together with a large M&S Food, Morrisons and Sainsbury's and Loughton Central Line station with 24 hr service on the weekend. This apartment has a modern kitchen and bathroom, a double bedroom with mirrored wardrobes and the development has well kept communal gardens and parking area. It is also on bus routes to both Loughton and Debden Central Line stations with Debden station only a 20 minute walk away.

This well presented first floor flat has an L-shaped lounge/diner with kitchen area set into the corner, this area can be opened up making it open plan subject to permission of the freeholder, double bedroom and white bathroom suite. The block is surrounded by well kept gardens and there is plentiful parking with one unallocated space per flat.

- L- shape Lounge: 15'2" x 10'10" x 13'0" > 6'8" (4.62m x 3.29m x 3.97m > 2.04)
- Kitchen: 6'4" x 5'10" (1.92m x 1.79m)
- Bedroom: 10'9" x 9'1" plus fitted wardrobes (3.28m x 2.76m plus fitted wardrobes)
- Bathroom: 6'0" x 5'5" (1.84m x 1.66m)

The property is recorded in the EPC as being 37sq m (398sq ft) and a rating: C.

Council Tax band: C

The lease has 91 years remaining to Sept 2113

Service charge is £1703.65 (1/10/22 - 30/9/23)

Ground rent: Peppercorn

