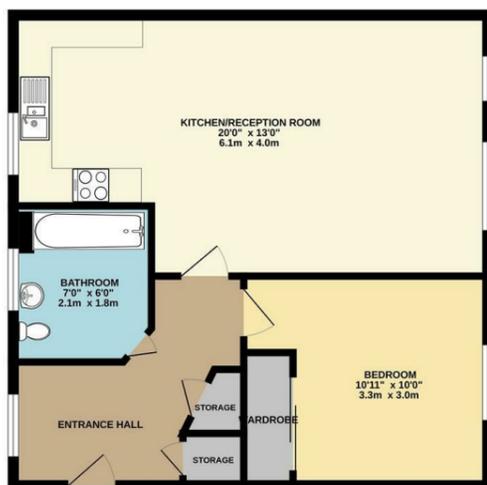




TOP FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general layout of the property. The actual layout and specifications may vary from the model and no guarantee is made as to their accuracy or efficiency can be given.  
Hillier and Partners (2025)

Council: Epping Forest | Council Tax Band: B | Floor Area: 495.00 sq ft

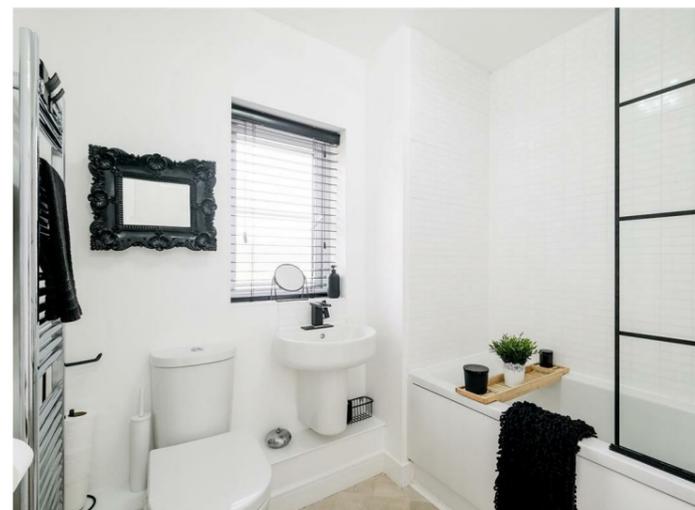
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



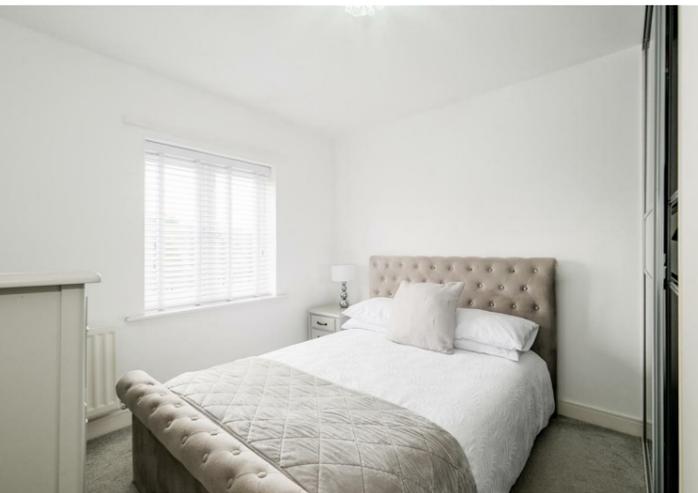
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



The Square, Loughton, IG10 3FE  
Guide Price £265,000 Leasehold  
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



Guide Price £265,000 - £285,000

Conveniently located for commuters, Debden Central Line station is only 0.5 miles away whilst also benefiting from having easy access to bus routes just a few minutes walk from your doorstep. Additionally, just a 4 minute drive away you will find Sainsburys supermarket as well as other amenities such as Cafes, Restaurants, Boutiques and much more. For those who enjoy the outdoors, nearby, you will find Roding Valley Recreational Grounds where you can enjoy long, sunny walks along the River Roding.

Situated on the top floor this apartment offers a sense of security and is flooded with natural light. The current homeowner has done a fantastic job maintaining this property and has stylishly decorated throughout. The double bedroom is complete with fitted wardrobes, the bathroom has recently been refitted and the open plan living / kitchen area is a brilliant place to sit and unwind after a long day at work. Further benefits include ample storage, a long lease with 112 years remaining, loft access, entry phone systems and externally 1x allocated parking space. This home is also being offered on a chain free basis, ideal for a first time buyer. Service charge: £2040pa.

