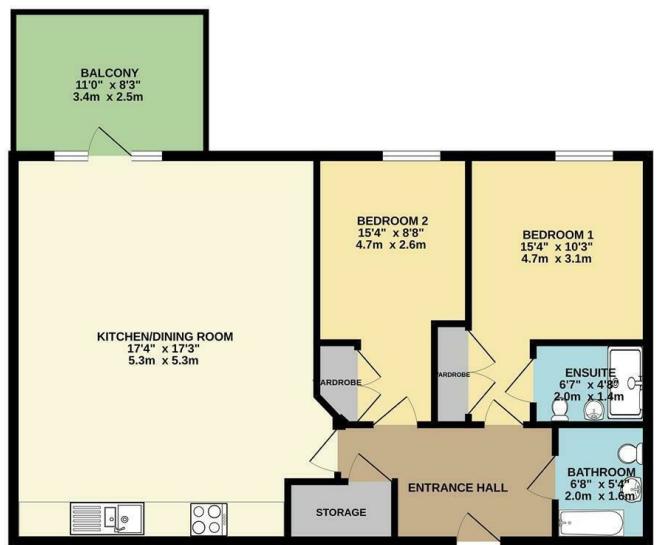




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GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764sq ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the property contained here, measurements of rooms and other features are approximate. No responsibility is accepted for any inaccuracies, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

Council: Epping Forest | Council Tax Band: C | Floor Area: 764.00 sq ft

Energy Efficiency Rating		Current	Potential
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		



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.

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Landmark House, Loughton, IG10 2FA  
Guide Price £375,000 Leasehold

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



Request a Viewing: **0208 504 2222**



Email: **buckhurst@churchill-estates.co.uk**



Welcome to Landmark House, a modern purpose-built apartment located on The Broadway in Loughton. This delightful flat offers a perfect blend of contemporary living and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The apartment features two well-proportioned bedrooms. With two bathrooms, including an en-suite, morning routines will be a breeze, ensuring privacy and comfort for all residents. The heart of the home is the spacious open-plan living room and kitchen, designed to create a warm and inviting atmosphere, which provides access to your very own private balcony.

The property also benefits from allocated parking, long lease and is being offered chain-free. Its prime location means you are just a few minutes' walk from Debden Central Line Station, providing excellent transport links to London and beyond.

Service Charge: £1736

Ground Rent: £150

Lease Remaining: 142 years