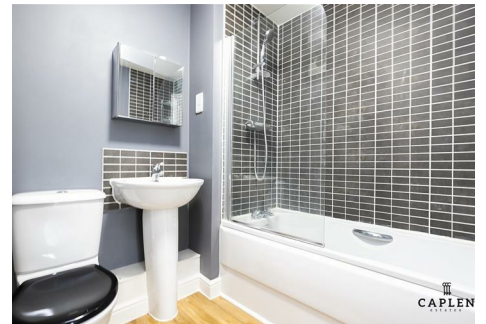




College Close, Loughton, IG10 3FD

Offers In The Region Of £275,000

- Offered Chain Free
- Open Plan Kitchen/Dining Room
- Allocated Parking
- Located With Access To Local Amenities, Station & M11 Motorway
- One Bedroom Ground Floor Apartment
- Kitchen With Integrated Appliances
- Main Bedroom With Fitted Wardrobes
- Lease Length : 182 Years remaining - Annual Service Charge £1881.06 (includes GR)

College Close, Loughton, IG10 3FD

Caplen Estates are pleased to offer you this one bedroom ground floor apartment which is situated in Loughton, Essex and is offered as a Chain Free Purchase. This modern apartment offers you a spacious open plan kitchen/lounge with the kitchen complete with integrated appliances.

With one spacious bedroom, complete with fitted wardrobes, this apartment provides ample storage. The bathroom is thoughtfully designed, ensuring both functionality and comfort. Additional storage cupboards in the hallway enhance the practicality of the space, making it ideal for everyday living.

One of the standout features of this property is its chain-free status, allowing for a smooth and straightforward purchasing process. The location is particularly advantageous, as it is within easy reach of the Central Line station, providing excellent transport links for commuters and one allocated parking space. Furthermore, residents will appreciate the close proximity to Broadway shops and various amenities, ensuring that all daily needs are met within a short distance.

This apartment is perfect for first-time buyers, investors, or anyone looking to downsize without compromising on quality or convenience. Call our sales team on 0203 937 7733 to arrange a viewing.

Lease Length remaining 182 years / Annual Service Charge including ground rent £1881.06.



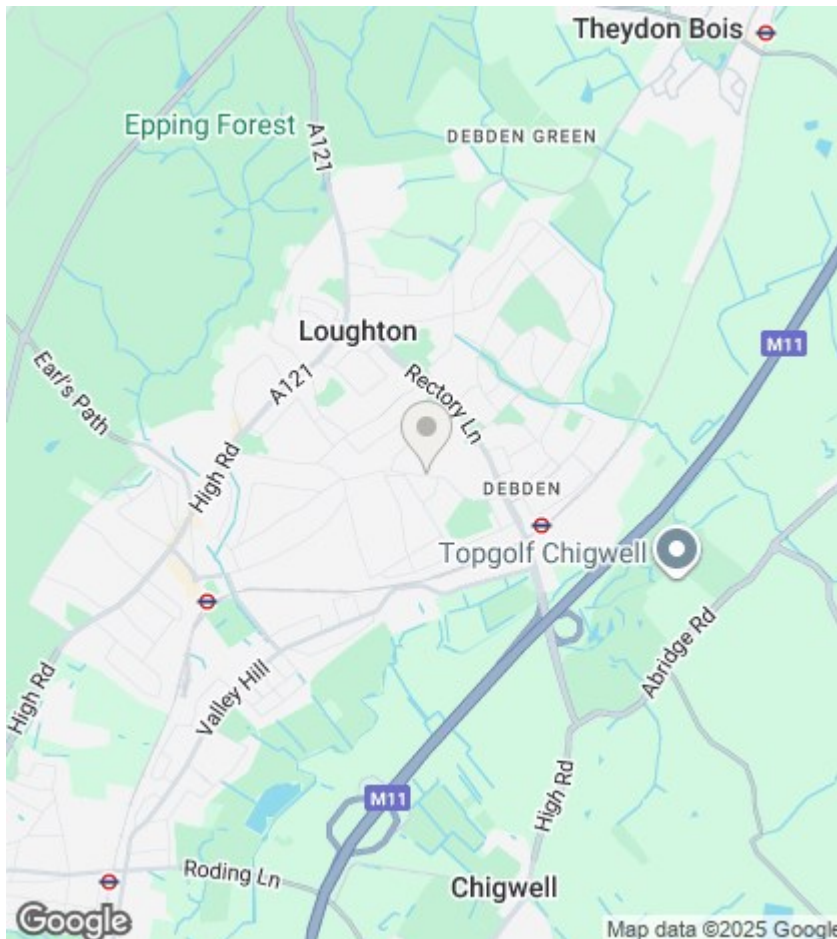
Council Tax Band: B



Kitchen/Living Room
6.63 x 3.43 (21'9" x 11'3")

Bedroom
4.09 x 3.12 (13'5" x 10'3")

Bathroom
2.08 x 2.01 (6'10" x 6'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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

EPC Rating

C

Council Tax Band

B

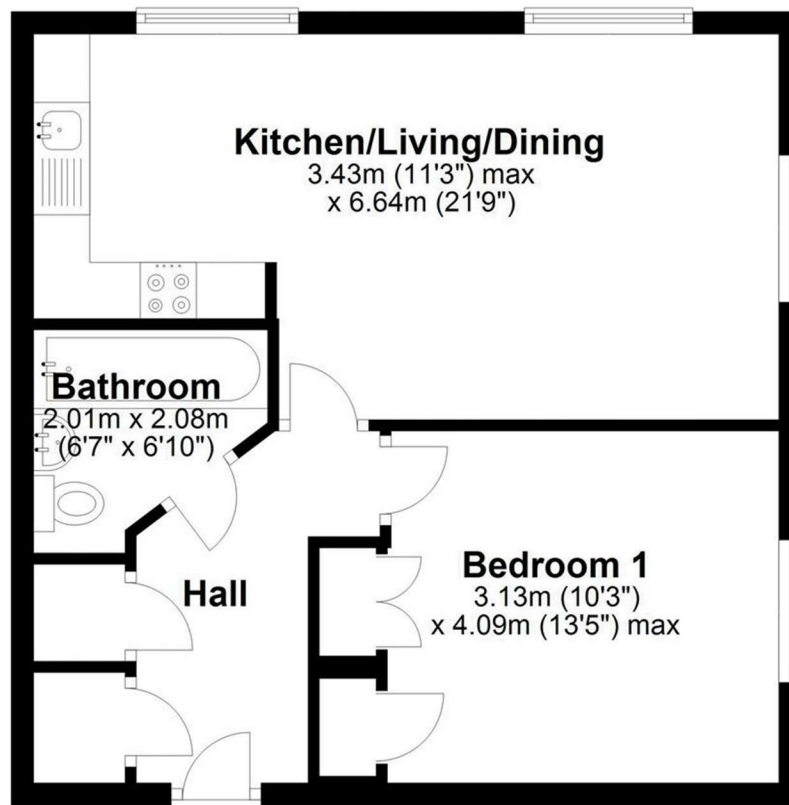
Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



CAPLEN
estates