



Maple Gate, Loughton, IG10 1PS

Offers In The Region Of £240,000

- Chain Free
- Allocated Parking
- Great investment opportunity
- One Bedroom Apartment
- First Floor
- Close to local amenities

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Welcome to this first floor apartment in the area of Maple Gate, Loughton. This delightful property offers a perfect opportunity for first-time buyers or investors seeking a great addition to their portfolio.

The flat features a well-proportioned reception room that provides a comfortable space for lounge and dining areas. This is open plan to a compact kitchen area. The property comes with one bedroom, and fitted wardrobes, plus a family bathroom.

It is offered on a chain-free basis, allowing for a smooth and hassle-free purchase process. With a current lease of 89 Years, service charges of approximately £900 per annum, which contributes to the maintenance and upkeep of the building, ensuring a pleasant living environment.

Situated in Loughton, this property is ideally located for those who appreciate a blend of urban convenience and natural beauty, with local amenities and transport links just a stone's throw away.

This flat represents a fantastic investment opportunity in a sought-after area, making it a must-see for anyone looking to enter the property market or expand their real estate holdings. Don't miss your chance to view this lovely home.



Council Tax Band: C

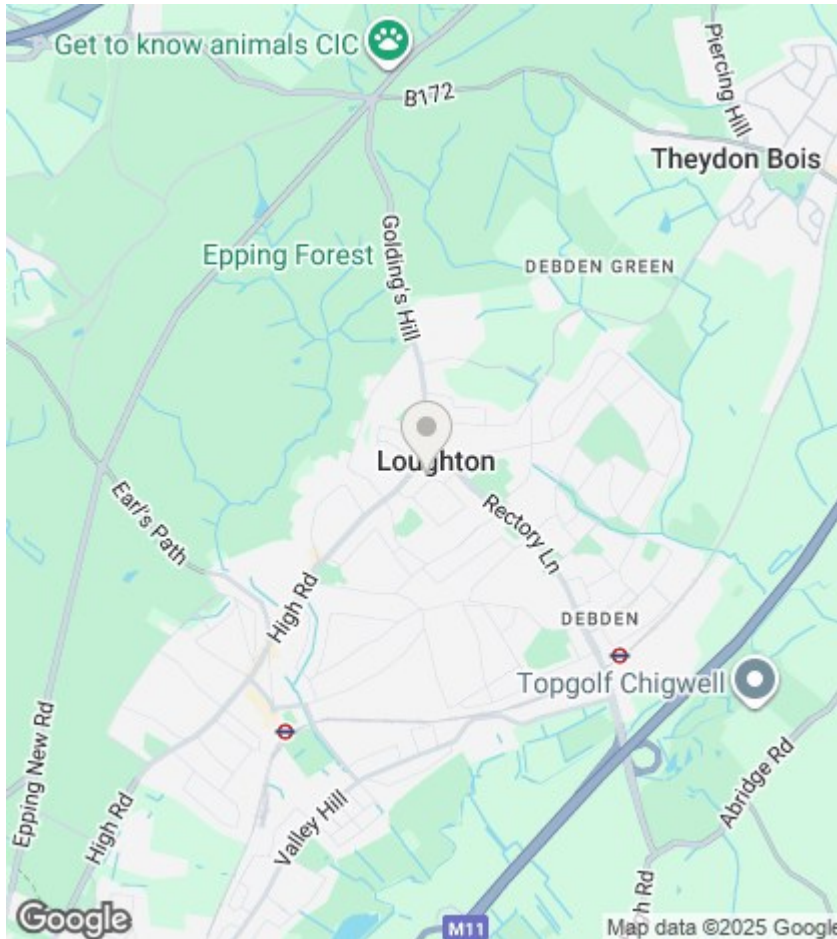


Lounge/Dining Area
5.56m x 3.96m (18'3" x 13")

Kitchen
2.21m x 1.80m (7'3" x 5'11")

Bathroom
1.80m x 1.70m (5'11" x 5'7")

Bedroom
4.09m x 2.74m (13'5" x 9')



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(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

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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 37.0 sq. metres (398.7 sq. feet)



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