

Directions

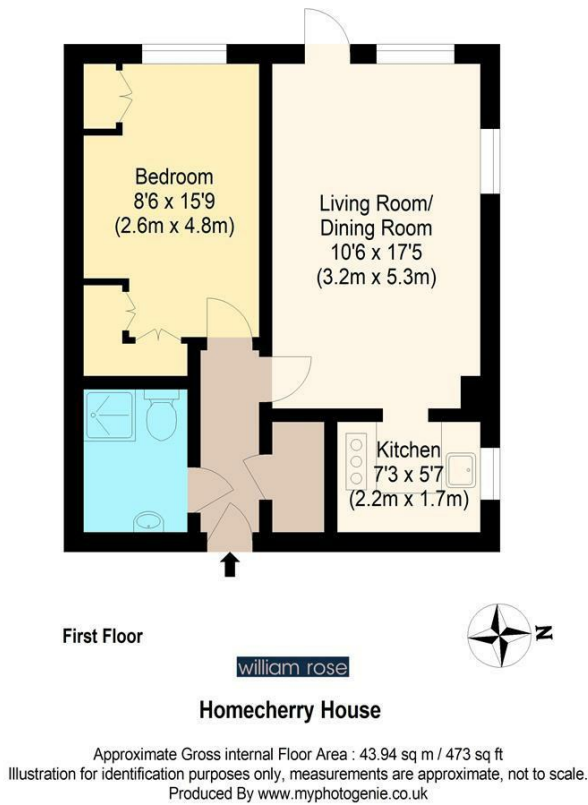
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



7 Home Cherry House, High Road, Loughton, IG10 4QU

Guide Price £190,000

- Retirement apartment
- Good condition
- Shower room
- Close to shops
- Exclusive development
- 1 bedroom
- Parking
- Close to Central Line
- Outside space
- No chain

# High Road, Loughton IG10 4QU

Situated in a sought-after retirement community, this well-maintained 1-bedroom ground floor flat offers direct access to beautiful gardens and an outdoor seating area. Conveniently located just a short walk from High Road's shops and amenities, this property is sold chain-free.



Council Tax Band: C

Homecherry House is a development of apartments designed for residents aged 60 and older, conveniently located near Loughton’s High Street amenities. This ground floor 1-bedroom apartment is in excellent condition and offers direct access to gardens and a courtyard seating area. The property features a spacious lounge, a fitted kitchen, storage space, a shower room, and a double bedroom with fitted wardrobes.

The building boasts several additional amenities, including a comfortable communal reception area, a laundry room, an on-site daytime House Manager, CCTV, and a 24-hour careline system.

Communal Room: Entry to the property is through a lobby with intercom remote access. The attractively furnished residents' reception area offers ample seating, with the daytime House Manager’s office located further down the hallway. Corridors lead to the individual apartments, each with its own front door. A laundry room is available for all residents, and an overnight guest family room can be used when necessary (subject to availability).

Exterior: The property is set within well-maintained communal gardens, with on-site parking available for residents and visitors.

Service Charge: A service charge is administered for the maintenance of the building, communal areas, and grounds, as well as the 24-hour careline system and the daytime House Manager.

Council Tax band C - Council Tax is payable to Epping Forest District Council.  
Service Charge (EPA) £2,900  
Ground Rent (EPA) £500  
Lease remaining - 62 year lease  
Leasehold  
EPC rating - D

Please note this development has a restriction that the buyer must be aged over 60 years.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease

information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.