

## Directions

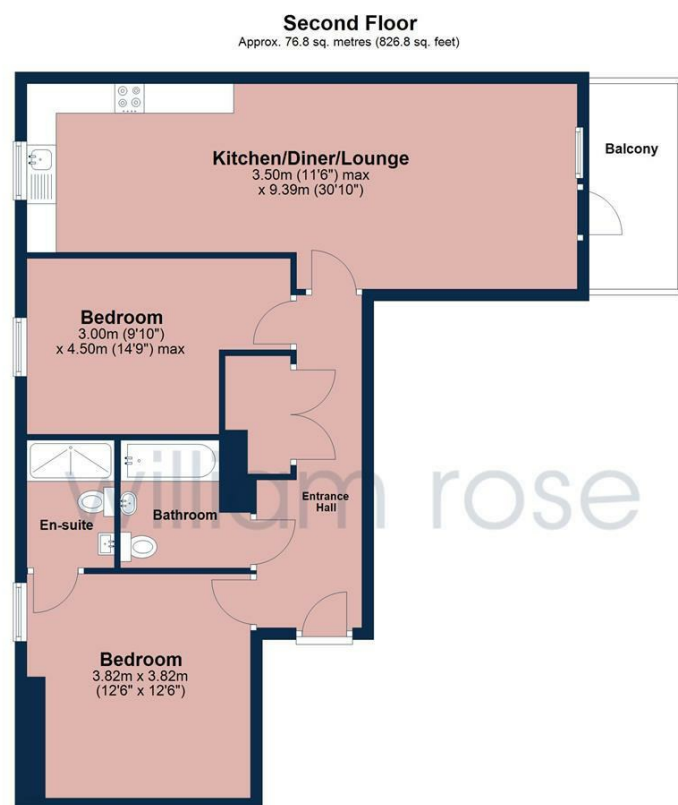
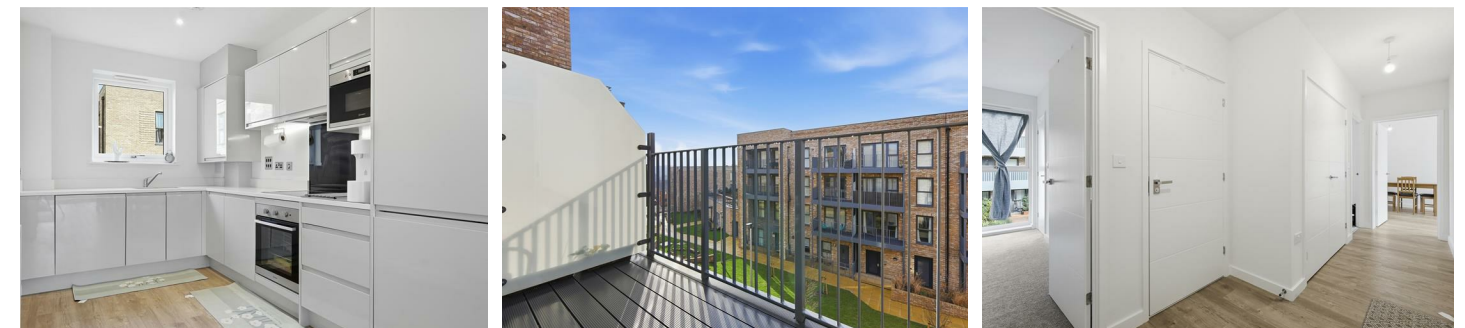
## Viewings

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

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	



Total area: approx. 76.8 sq. metres (826.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Luctons Close

129 Luctons Close, Loughton, Essex, IG10 3QN

£2,000 Per Calendar Month

- Recently built development
- En-suite shower room to bedroom one
- Large lounge with balcony
- Large bathroom with modern suite
- Minutes from shops
- Two double bedrooms
- Large lounge with balcony
- Lift & Parking space
- Close to Debden Central Line station

# 129 Luctons Close, Loughton IG10 3QN

Welcome to this splendid two-bedroom apartment located in the desirable Luctons Close, Loughton. This spacious second floor flat is part of a recently built development, offering modern living in a vibrant community.

As you enter, you will be greeted by a generous living space that is perfect for both relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, providing ample room for comfort and privacy. With two bathrooms, morning routines will be a breeze, ensuring convenience for both residents and guests alike.

One of the standout features of this property is its prime location. Just minutes away, you will find the local shops in Debden, catering to all your daily needs. Additionally, the Central Line station is within easy reach, making commuting to London and beyond a simple task.

For those who value outdoor space, the apartment includes access to communal gardens, offering a lovely area to unwind and enjoy the fresh air. Furthermore, a dedicated parking space adds to the convenience of this property, making it an ideal choice for those with a vehicle.

This apartment is not just a home; it is a lifestyle choice, combining modern amenities with a fantastic location. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Do not miss the opportunity to make this wonderful apartment your own.



Council Tax Band: E

