



Homecherry House, High Road, Loughton

Asking Price £195,000 Leasehold

- Retirement apartment
- Fantastic communal areas
- Guest suite
- Laundry room
- One bedroom
- Beautifully maintained gardens
- Lift to all floors
- Chain free

SOLD BY PETTY SON & PRESTWICH Petty Son and Prestwich are delighted to offer for sale this spacious one-bedroom retirement apartment located in heart of Loughton.

SOLD BY PETTY SON & PRESTWICH Homecherry House is a sought after development of contemporary apartments designed for residents aged 60 and older, conveniently located near Loughton Central line Underground Station (0.2miles) and The High Road (0.3 miles), which offers a fantastic range of supermarkets, shops, restaurants and cafes.

The property benefits from communal/social areas including a fabulous residents lounge and shared laundry facilities together with warden assistance, security entryphone system and a lift to all floors. There is also a sunny and beautifully maintained communal garden.

The accommodation is comprised of a bedroom with fitted wardrobes, a lounge with a feature fireplace and an archway leading into the kitchen and a fully tiled shower room. There is also a bookable guest room facility which can be useful for friends and family coming to stay. The property is also being offered for sale chain free.

EPC Rating: C79

Council Tax Band: C

Lease Information: 159 years from 1st March 1987 (121 years currently remain)

Service Charge: £2127.48 per annum

Ground Rent: £436.66 per annum

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room

17'4" x 10'5"

Kitchen

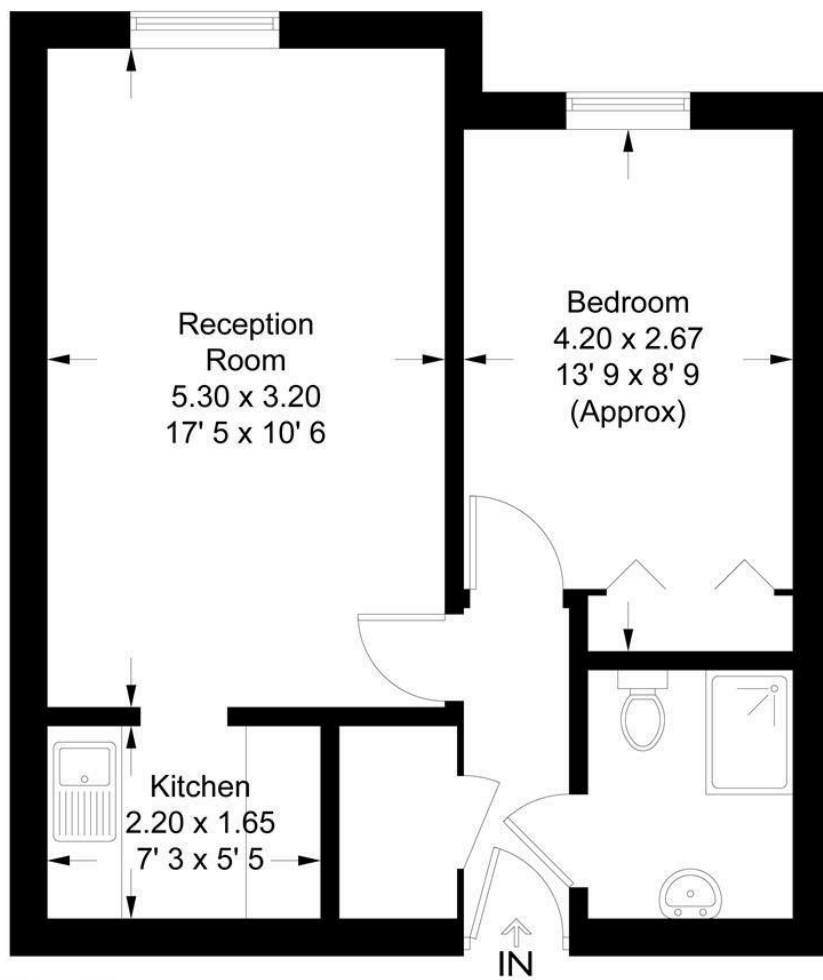
7'2" x 5'4"

Bedroom

13'9" x 8'9"

Homecherry House

Approximate Gross Internal Area = 434 sq ft / 40.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.