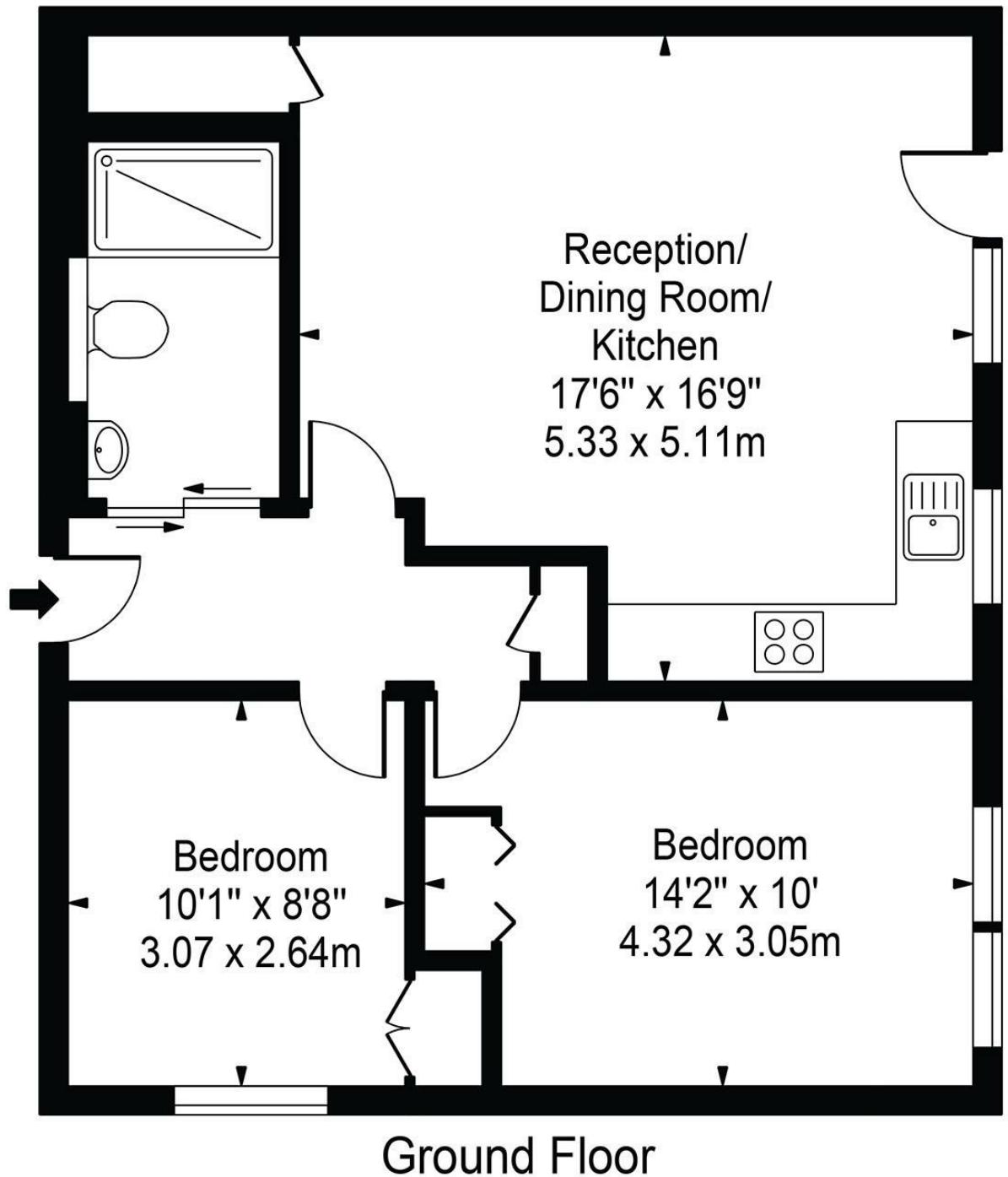


Homecherry House

Approx. Gross Internal Area 638 Sq Ft - 59.27 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



High Road, Loughton

£275,000 Leasehold

- Rarely available, ground floor RETIREMENT apartment
- Garden outlook from the majority of rooms
- Direct access to communal gardens
- Sleek and modern open-plan kitchen/living/dining room
- Moments from Loughton High Road
- Two double bedrooms
- Exceptional presentation throughout
- Chain free
- Outstanding contemporary shower room
- Residents lounge/laundry/parking/guest suite

High Road, Loughton

FOR THOSE AGED 60 AND OVER ONLY Located on the ground floor with direct access via the beautiful communal gardens, Petty Son and Prestwich are thrilled to offer for sale this exceptional two double bedroom RETIREMENT apartment located in heart of Loughton.



Council Tax Band: C



Homecherry House is a sought-after development tailored specifically for residents AGED 60 AND OVER, ideally positioned just 0.3 miles from Loughton Central Line Station and 150 yards from the vibrant Loughton High Road, with its excellent mix of supermarkets, shops, restaurants and cafes.

This particular apartment is a rare find. Offering direct access to the beautifully kept communal gardens via its own private door, as well as through the main residents' entrance, inside the flat is bright, modern and stylish throughout. Featuring a well-proportioned open-plan kitchen/living/dining area with deep utility cupboard, two generous double bedrooms with fitted wardrobes (both with garden views), and a luxuriously appointed shower room complete with underfloor radiant heating, wall-hung WC and basin with integrated storage; all finished to a high standard and designed with ease of maintenance in mind. The kitchen also offers high-end appliances, including a drawer dishwasher.

Residents benefit from a fantastic range of on-site amenities including a communal lounge, shared laundry facilities, a security entryphone system, lift access to all floors, and the reassuring presence of warden assistance. For visiting family and friends, a bookable guest suite is also available. Offered to the market chain free, this is a superb opportunity to secure a quality home in one of Loughton's most convenient locations.

Lease Information: 99 years from 1st March 1987 (60 years currently remain)

Service Charge: £4284 per annum (Reviewed annually)

Ground Rent: £656 per annum

Council Tax Band: C

EPC Rating: C73

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

Reception/Dining Room/Kitchen

17'6" x 16'9"

Bedroom

14'2" x 10'

Bedroom

10'1" x 8'8"