



## Maybury Close, Loughton

£330,000 Leasehold

- Two bedrooms
- Modern Kitchen
- Communal gardens
- No onward chain
- Ground floor flat
- Allocated parking
- Debden Central line station (0.6 miles)
- Double Glazed Windows

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer this modern two-bedroom ground floor apartment with its own private entrance door, located in a popular cul-de-sac just off Borders Lane.

\*SOLD BY PETTY SON & PRESTWICH\* The property is within the vicinity of Debden Central Line Station as well as the shopping amenities of The Broadway and Loughton High Road. As well as popular schools, Epping Forest College and E15 Acting School are within the vicinity. Transport Links include two Central Line Stations, local bus routes and easy road links to the M11 and M25. The area is well known for the vast open space of Loughton Nature Reserve as well as the renowned Epping Forest.

This spacious, chain free apartment is comprised of a useful entrance porch which leads into large lounge/dining room with plenty of space for a sofa as well as a dining room table and chairs.

Off the sitting room you will find a modern kitchen fitted with a range of high gloss cabinets complemented by contrasting work surfaces and integrated appliances including an oven, hob and extractor. The kitchen feels bright and airy thanks to its dual aspect windows set at the front and side of the building.

Moving to the rear hallway, with handy storage cupboards you will find two good sized bedrooms, both with wardrobes. The family bathroom is fitted with a white suite and completes the accommodation.

Externally there are well-tended communal lawns and an allocated parking space.

Lease Information: 999 years from 1st January 1980 (954 years currently remain)

Service Charge: £1692

Ground Rent: Peppercom

EPC Rating: D64

Council Tax Band: C

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

Reception Room

14'7" x 11'4"

Kitchen

14'7" x 6'1"

Bedroom

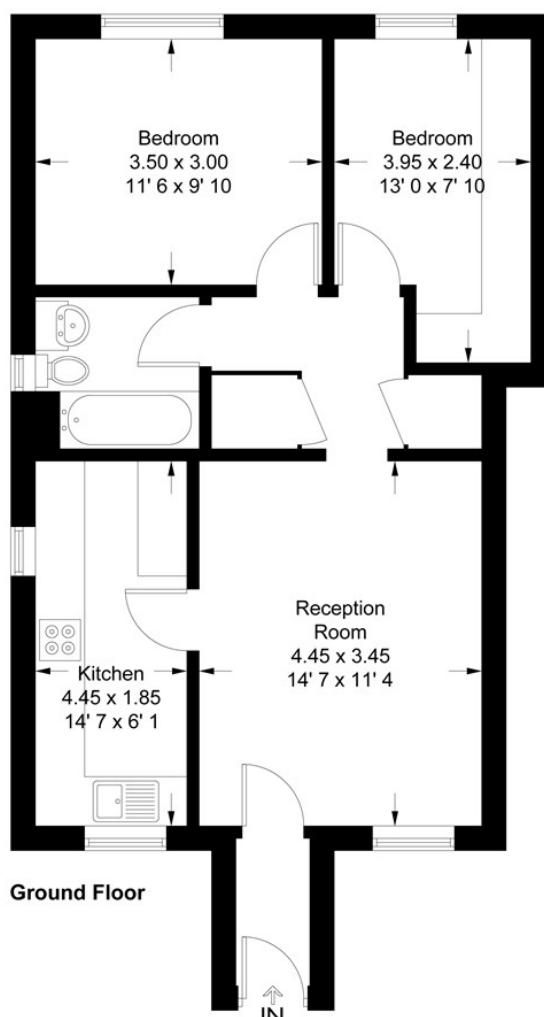
12'12" x 7'10"

Bedroom

11'6" x 9'10"

### Maybury Close

Approximate Gross Internal Area = 609 sq ft / 56.6 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.