



FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

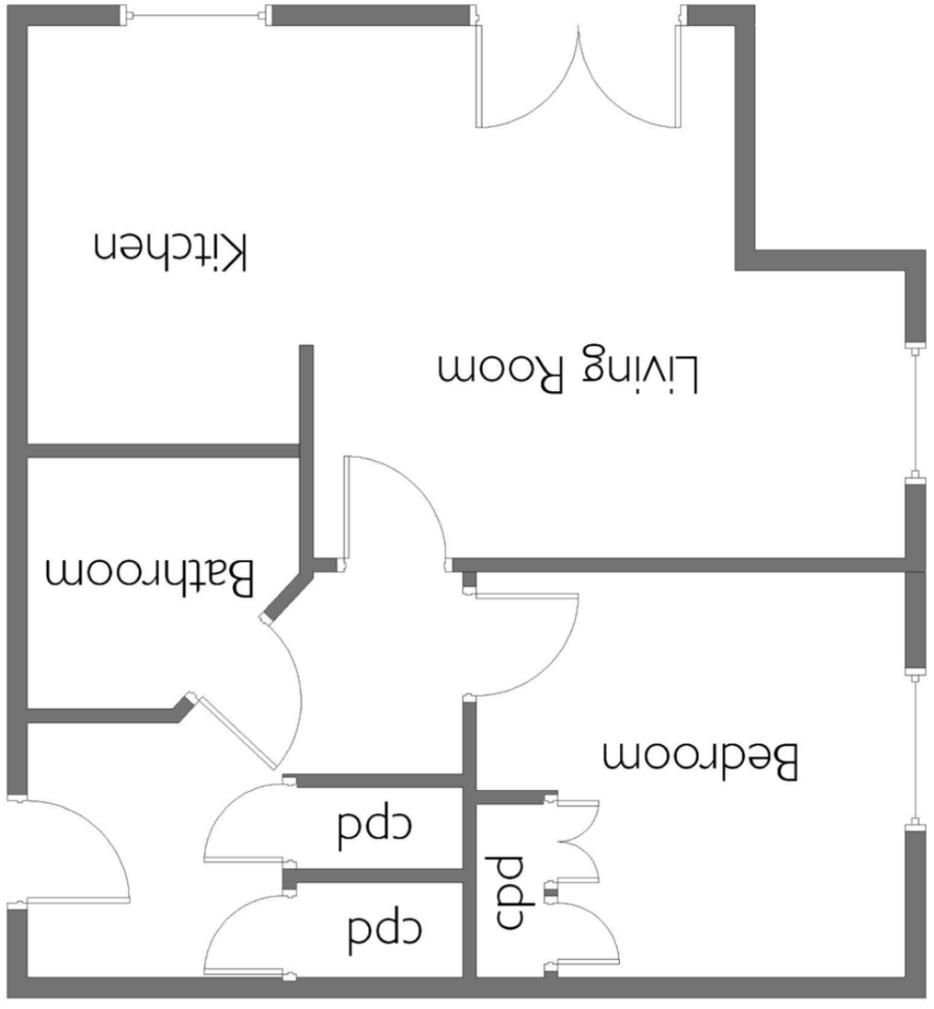
FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.

Gross Internal Floor Area: Approximately
505 sq.ft. / 46 sq.m.
Floorplan drawn by Stevenette & Company LLP



Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



42 The Square
Loughton

42 The Square

Loughton, IG10 3FE

Constructed in 2011 as part of one of the towns most highly-sought developments, this first-floor apartment is smartly-presented throughout and occupies a south-west position providing light and bright accommodation. The property offers one double bedroom with modern bathroom and a spacious living room open to the high quality kitchen with fully integrated appliances. Further features include French doors open to a Juliet balcony, one allocated parking space, uPVC double glazing and gas central heating. The property stands within walking distance of the Central Line Station and local shops and amenities.

- First-Floor Apartment
- Modern development
- Allocated Parking Space
- Gas Central Heating
- Convenient Location
- Juliet balcony

£300,000

COMMUNAL HALLWAY

ENTRANCE HALL

LIVING ROOM

14'1" x 13'6"

KITCHEN

10'11" x 6'8"

BEDROOM

10'7" x 10'0"

BATHROOM

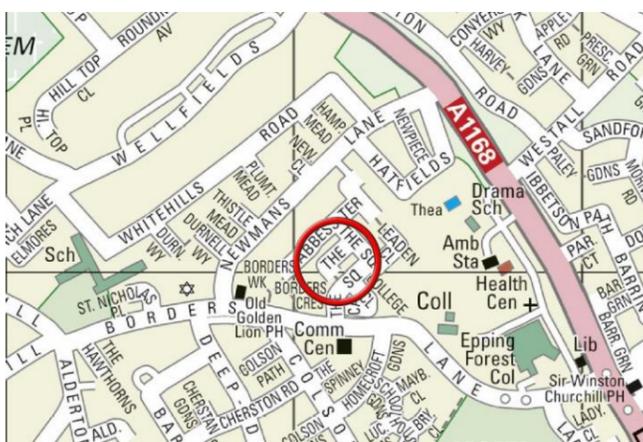
6'8" x 6'5"

EXTERIOR

The property has one allocated parking space.

TENURE

We understand the property to be leasehold. We understand the lease to be 125 years commencing September 2011 (subject to confirmation by the seller's solicitor). The property is occupied currently by a tenant on an Assured Shorthold Tenancy. Vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



SERVICE CHARGES

A service charge is understood to be in the region of £112 per calendar month and this includes a contribution to the sinking fund.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'B'.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

