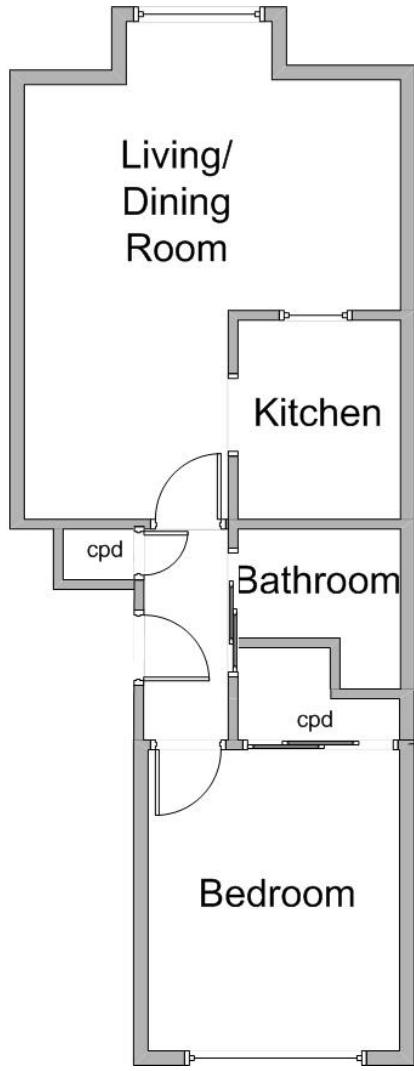


Sedley House, 136 Church Hill,
 Loughton, Essex, IG10 1LJ
 Tel: 020 3657 6576
 Email: enquiries@stevette.com



Gross Internal Area
 Approximately:
 367sq.ft./34sq.m.

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

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.

FINANCIAL SERVICES

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.

FREE MARKET APPRAISAL



94 Maple Gate
 Loughton

94 Maple Gate

Loughton, IG10 IPR

This one bedroom flat offers potential for a buyer to make it their own and is roughly 1 mile from the Central Line for access into London within 45 minutes or so. The apartment forms part of a development that is conveniently placed for local amenities including Lidl as well as the shops, eateries and bars of Loughton's vibrant High Street.

- Top Floor Flat
- Electric Heating
- Double Bedroom
- Off Street Parking
- Walking Distance to Central Line Station

£230,000



COMMUNAL HALLWAY

ENTRANCE HALL

LIVING/DINING ROOM

15' 2" x 12' 11" (4.62m x 3.94m)

KITCHEN

7' 3" x 5' 11" (2.21m x 1.8m)

BEDROOM

10' 9" x 9' 0" (3.28m x 2.74m)

BATHROOM

5' 11" x 4' 7" (1.8m x 1.4m)



EXTERIOR

The development includes communal areas hosting a number of mature trees.

The apartment also benefits from off road Parking.

TENURE

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). We understand the lease to be in the region of 92 years (subject to confirmation by the seller's solicitor).

SERVICE CHARGES

A service charge is understood to be in the region of £139 per calendar month and a peppercorn ground rent.

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 'C'.