



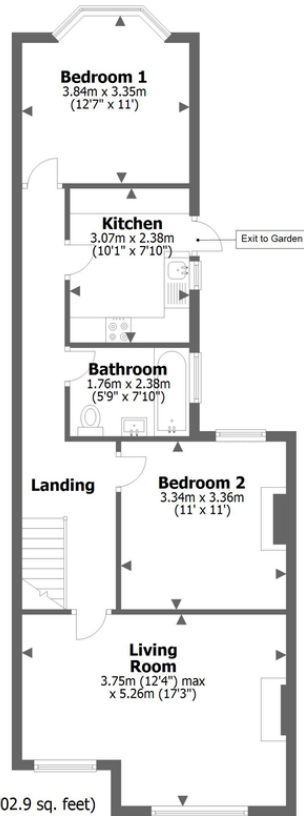
- Close To Local Amenities
- Two Good Size Bedrooms
- Bright and Spacious
- Garden
- First Floor Apartment
- Close to Central Line Station

Located within walking distance of Loughton High Street and Central Line underground station, this well presented first floor apartment provides bright 2 good size bedroom accommodation with outside space.

Stevenette

12A Meadow Road  
Essex, IG10 4HX  
£1,600 pcm

**First Floor**  
Approx. 63.1 sq. metres (678.9 sq. feet)



**Ground Floor**  
Approx. 2.2 sq. metres (24.0 sq. feet)



- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where  
measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Total area: approx. 65.3 sq. metres (702.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**Stevenette**

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@StevenetteandCo



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.