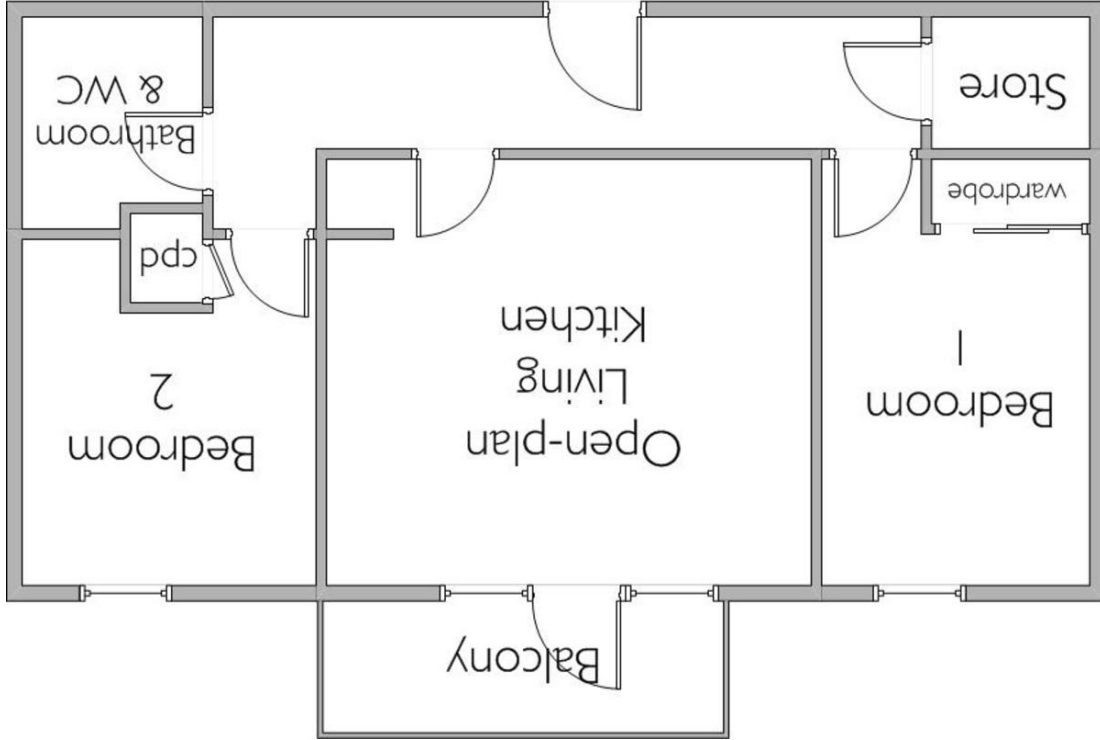


Sedley House, 136 Church Hill,  
 Loughton, Essex, IG10 1LJ  
 Tel: 020 3657 6576  
 Email: enquiries@stevenette.com



Gross Internal Floor Area:  
 Approximately 638 sq.ft. / 59sq.m



Energy Efficiency Rating	
Potential	Current
A (92+)	B (81-91)
B (81-91)	C (69-80)
C (69-80)	D (55-68)
D (55-68)	E (39-54)
E (39-54)	F (21-38)
F (21-38)	G (1-20)
Very energy efficient - lower running costs	Not energy efficient - higher running costs
88	88

EU Directive 2002/91/EC  
 England & Wales  
 MWW EPCAU.COM

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**



**54 Landmark House**  
 Loughton

# 54 Landmark House

Loughton, IG10 2FA

As its name suggests, Landmark House is one of the most significant developments to have been added to the town's skyline in recent years. This modernist development is perfectly placed for access to Debden Central Line Station, the local shops and amenities of The Broadway and the supermarket and retail outlets at Epping Forest Shopping Park. This 2-bedroom apartment is situated on the 5th floor with a southwest-facing balcony allowing for commanding views towards London.

- Fifth Floor Apartment
- Gas Central Heating
- Balcony
- Double Glazing
- Contemporary Design
- Permitted Parking Space

£395,000



## GROUND FLOOR

### COMMUNAL HALL

Postboxes and elevator. NB The elevator is operated by a security fob that gives each owner access to their own floor.

## FIFTH FLOOR

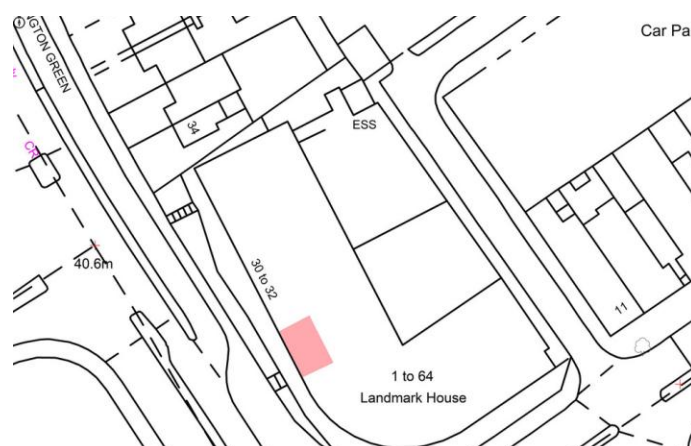
### COMMUNAL LANDINGS

### ENTRANCE HALL

Large built-in storage cupboard.

**OPEN-PLAN LIVING, DINING AND KITCHEN**  
**15' 7" x 13' 10" (4.75m x 4.22m)** French doors open to the balcony that has far-reaching southwesterly views.

A range of gloss-finish base and wall units incorporate a dishwasher, washing machine/tumble dryer, oven, electric hob and integral refrigerator/freezer.



## BEDROOM 1

**13' 9" x 8' 9" (4.19m x 2.67m)** The measurement includes a built-in double wardrobe.

## BEDROOM 2

**11' 3" x 9' 4" (3.43m x 2.84m)** Built-in cupboard.

## BATHROOM & WC

A suite comprises bath with shower over, lavatory and hand basin.

## PARKING

The property has an allocated parking space in the car park area to the rear of the building and further visitor spaces are available.

## TENURE

We understand the property to be leasehold with a term of 150 years having commenced 01/01/17 and ending on 06/07/2167 (approx. 143 years remaining).

The property is currently occupied on an Assured Shorthold Tenancy (periodic). The current rental agreement is for £1800 per calendar month.

## SERVICE CHARGES

We understand the current service charge to be £1261 per year and this includes utilities, cleaning and maintenance for communal areas and lifts, management of the building, window cleaning and legal obligations. Buildings Insurance is understood to be £260 per year. Ground Rent is understood to be £300 per year.

## SERVICES

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

## 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'.