121 Church Hill, Loughton, IG10

BUTLER & STAG

Guide Price £475,000-£500,000.

Build in 2016 with only six apartments, Cobalt Place offers living accommodation at its finest spanning in excess of 1200 sq ft with an abundance of high end finishes throughout.

Leasehold

- Two Bedroom Penthouse Apartment
- 28ft Open Plan Lounge/Kitchen/Diner
- 29ft Balcony
- Gated Allocated Parking
- Stunning Condition Throughout
- Two Bathrooms
- 992 Year Lease Remaining
- Walking Distance Of Both Loughton and Debden Central Line Stations

Internally, the main hub & focal point of the apartment is its impressive 28ft open plan Lounge/kitchen/diner offering up a wonderful social entertaining space for any family. The kitchen designed by 'Urban Myth' has a range of Smeg integral appliances and stone work surfaces. The lounge allows free flowing access via a set of double doors that leads you to an impressive 29ft private balcony, also accessed from the master bedroom. Both of the apartments bedrooms are spacious doubles, situated off of the hallway are two washrooms, one bathroom and one shower room.

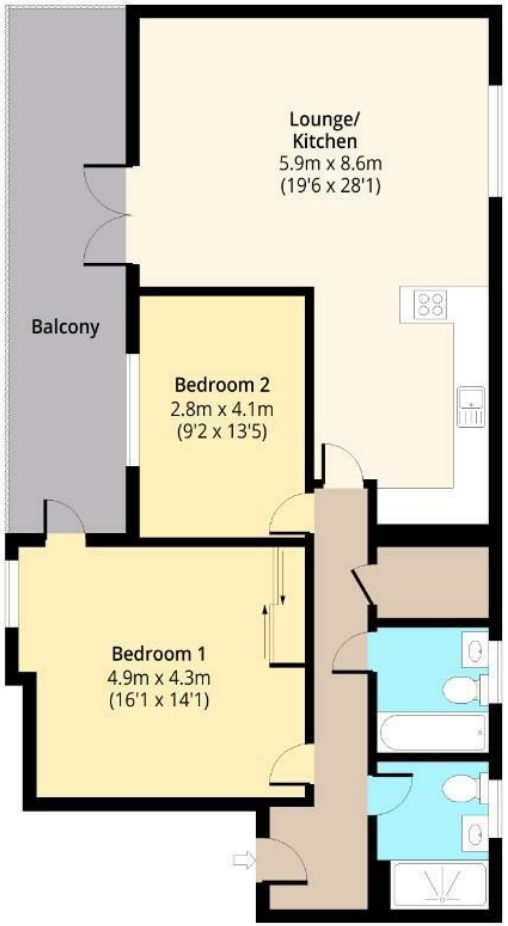
Externally, the development is met by an electric gate to access the allocated parking space.

Cobalt Place is located within easy reach of Loughton and Debden Central Line stations which offer easy access into London. Loughton High Road offers a huge choice of shops, delightful boutiques, eateries, bars and restaurants with further local amenities including Loughton Leisure Centre, healthcare practices, Marks and Spencer's Food Hall and Sainsbury's just to name a few. By car M25 (junction 26), M11 (Junction 5 - Southbound) and A406 are within easy reach. The area offers an amazing range of primary and secondary schools, both private and state.

Cobalt Place, IG10

Second Floor

Approx. 94.01 Sq. meters (1012 Sq. feet)



Total area: approx. 94.01 Sq. meters (1012 Sq. feet) (Excluding Balcony)
Total area: approx. 111.67 Sq. meters (1202 Sq. feet) (Including Balcony)
For illustration purposes only - not to scale

www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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