



Upper Park, Loughton, IG10

BUTLER & STAG



**Guide Price £425,000 -  
£450,000**

**Spacious and well-presented  
three bedroom apartment,  
located on the first floor of a  
modern purpose built block  
with off street parking,**



## **Leasehold**

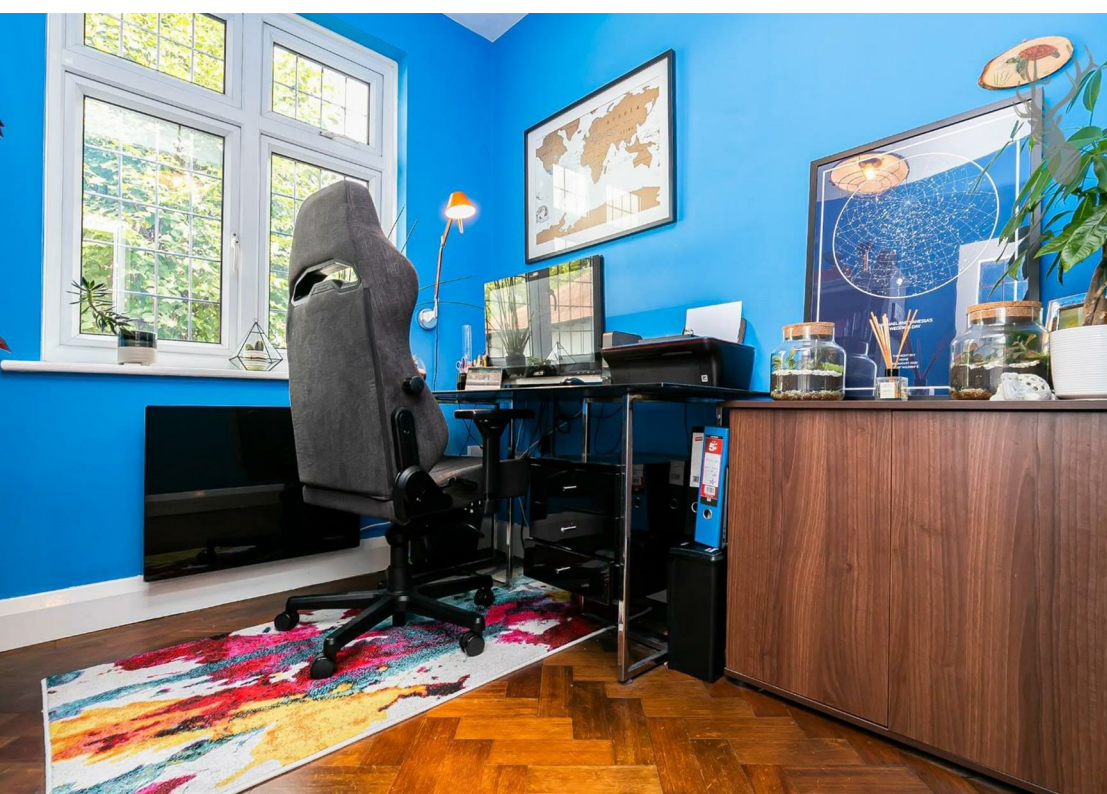
- First Floor Flat
- Three Bedrooms
- Stunning Throughout
- Sought After Location
- Permit Parking
- Long Lease

The accommodation comprises of a generous size entrance hall with original herringbone parquet flooring throughout the flat. The lounge feels particularly spacious with its high ceilings and a large bay window. The room has a wonderful character feel with its fireplace. The kitchen offers a fantastic size with space for appliances. The three bedrooms are generously sized with plenty of space for wardrobes and storage, with the third bedroom currently used as a study. The family bathroom is fitted with a white suite including a shower/bath.

Externally the property is well looked after with a beautifully maintained communal garden and outside bike shed.

There is also resident's parking with one allocated space per flat. Being situated just a short walk from Loughton High Road, its Central Line station and Epping Forest, this would make an ideal purchase for commuters, hybrid workers, or downsizers alike.





# Grange Court, IG10

## First Floor

Approx. 76.46 Sq. meters (823 Sq. feet)



Total area: approx. 76.46 Sq. meters (823 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

IMPORTANT NOTICE - These particulars have been prepared in good 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 and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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