High Road, Loughton, IG10

BUTLER & STAG

Guide Price £375,000-£400,000

Spacious and well-presented first floor two double bedroom apartment, located in the heart of Loughton within walking distance to the high road and station.
SHARE OF FREEHOLD

Leasehold - Share of

- Two Double Bedrooms
- Parking
- Share of Freehold
- Sought after location
- 0.4 Miles from Loughton Station
- Chain Free

The principle living accommodation comprises spacious hall way leading into the lounge which is 16ft long also benefits with it's high ceilings and a large bay window the room which creates a wonderful character feel. The kitchen offers a fantastic size with space for appliances which has recently been renovated by the current owners. The two bedrooms are generously sized with plenty of space for wardrobes and storage and the family bathroom.

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

Grange Court is located within close proximity of Loughton Central Line station, which offers easy access to London. Also within close proximity is the ever-popular parade of shops on Loughton High Road with its comprehensive range of shops, delightful boutiques, eateries, bars and restaurants. Further local amenities include Loughton Leisure Centre, healthcare practices and Marks and Spencer's. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach. The area offers a range of access to primary and secondary schools, both private and state.

Grange Court, IG10

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M

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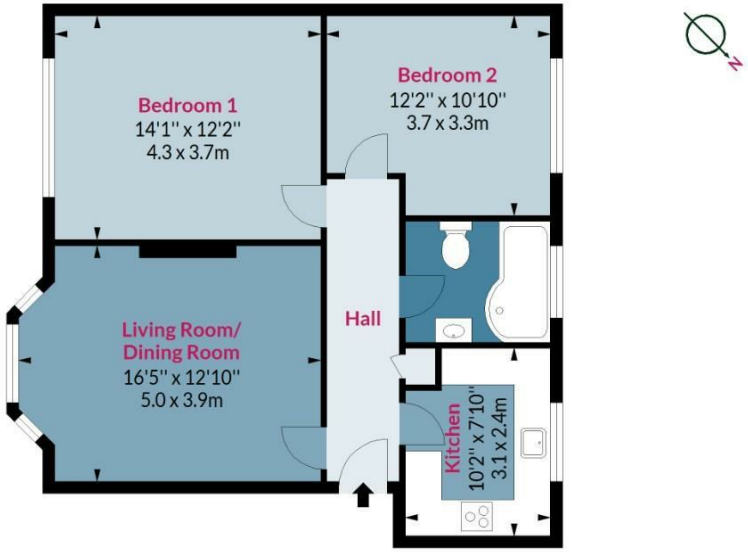

First Floor

Floor Area 716 Sq Ft - 66.52 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 27/3/2023

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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