Upper Park, , IG10

BUTLER & STAG

## Guide Price £425,000-£450,000

## Spacious and well-presented ground floor two double bedroom apartment, located in the heart of Loughton. SHARE OF FREEHOLD

- Ground Floor Flat
- Stunning Throughout
- Parking
- Share of Freehold
- Two Double Bedrooms
- Sought after location
- 0.4 Miles from Loughton Station

The accommodation comprises of a generous size entrance hall with original parquet flooring leading into the lounge.

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 two bedrooms are generously sized with plenty of space for wardrobes and storage. The family bathroom has recently been renovated.

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

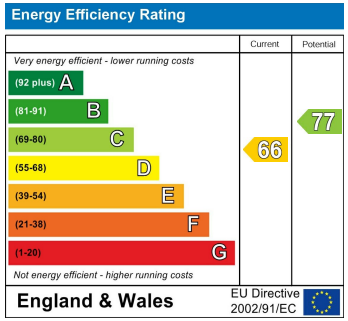
Grange Court is located within close proximity of Loughton Central Line station, which offers easy access to London. Also within close proximity is the ever-popular parade of shops on Loughton High Road with its comprehensive range of shops, delightful boutiques, eateries, bars and restaurants. Further 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.

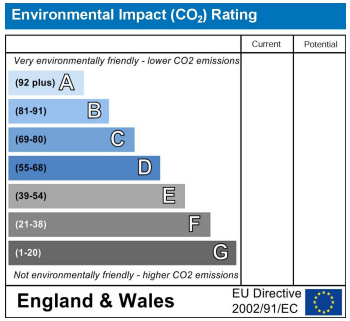
Ground Floor

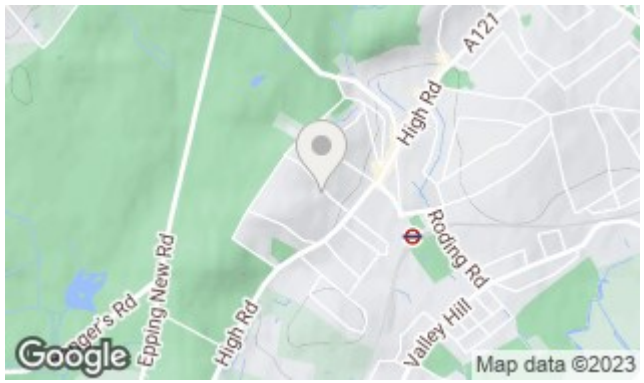
Approximate Gross Internal Area

735 sq ft (68 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.alphoto.co.uk




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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