



121 Church Hill, Loughton, IG10

BUTLER & STAG



**Guide Price £450,000 -
£475,000.**

**Build in 2016 with only six
apartments, Cobalt Place
offers living accommodation at
its finest spanning a huge 1260
sq ft with an abundance of high
end finishes throughout.**



Leasehold

- Two Bedroom Penthouse Apartment
- Open Plan Lounge/Kitchen/Diner
- Huge Rap Around Private Balcony
- Gated Allocated Parking
- Stunning Condition Throughout
- Two Bathrooms
- 119 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 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 rap around private balcony, also accessed from the master bedroom. Both of the apartments bedrooms are spacious doubles with the master holding an en-suite shower room, situated off of the hallway is then the main family bathroom.

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.

999 years from and including June 2014
Ground Rent - £300
Service Charge - £1,400
Council - Epping Forest
Tax Band - E

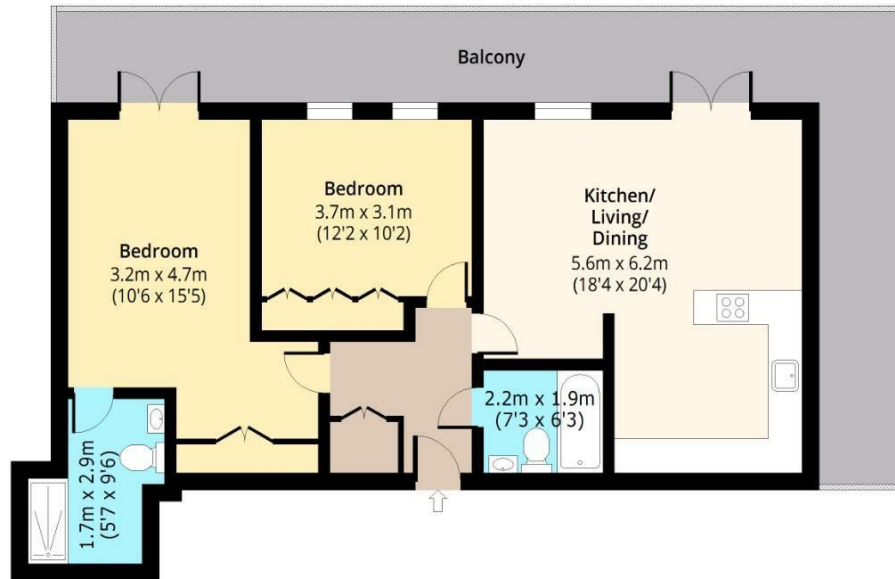




Cobalt Place, IG10

Second Floor

Approx. 83.15 Sq. meters (895 Sq. feet)



Total area: approx. 83.15 Sq. meters (895 Sq. feet) (Excluding Balcony)

Total area: approx. 117.05 Sq. meters (1260 Sq. feet) (Including Balcony)

For illustration purposes only - not to scale

www.lpaplus.com

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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.