Church Hill, Loughton, IG10

BUTLER & STAG

# Built in 2016 with only six apartments, Cobalt Place offers living accommodation at its finest spanning close to 750 sq. ft with an abundance of high end finishes throughout.

## Leasehold

- First Floor Modern Apartment
- Two Double Bedrooms / Two Bathrooms
- Spacious Open Plan Living
- Secure Gated Allocated parking Space
- Walking Distance Of Both Loughton and Debden Central Line Stations
- Triple Glazing To Both Bedroom Windows
- 114 Years Remaining Lease
- Close To Local Amenities

The property opens into a welcoming entrance hall that provides access to all principal rooms and includes useful built-in storage cupboards. To the rear of the apartment is a spacious open-plan kitchen and living area, creating an ideal space for both relaxing and entertaining. The kitchen is neatly arranged with ample worktop space and room for dining, while the living area benefits from generous natural light through large windows.

The apartment features two well-proportioned bedrooms. The principal bedroom, an impressive 6.60m in length, offers ample space and also includes fitted wardrobes and benefits from its own private en-suite shower room. The second bedroom is also a comfortable double, making it suitable as a guest room or home office.

A family bathroom, fitted with a bath, wash basin, and WC, is conveniently located off the hallway. Additional storage cupboards throughout the property further enhance the practicality of the home.

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

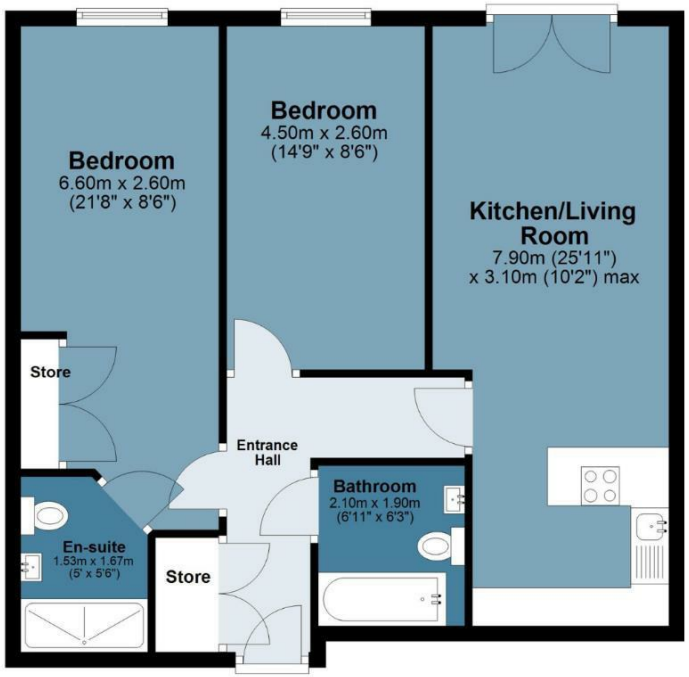
Cobalt Place is located within easy reach of Loughton and Debden Central Line stations which offer easy access into London. Loughton High Road offers a huge choice of shops, delightful boutiques, eateries, bars and restaurants with further local amenities including Loughton Leisure Centre, healthcare 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

**Approx. Gross Internal Area 68.1 sq. metres (732.9 sq. feet)**

## First Floor

Approx. 68.1 sq. metres (732.9 sq. feet)




Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.

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