



Epping Gate, Loughton, IG10

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# A brand new two bedroom flat in the sought after Epping Gate Development



- Stunning Two Bedroom Apartment
- Brand New
- Great Location
- Fourth Floor With Lift Access
- Private Balcony
- Good Transport Links

A brand new development in the sought after Epping Gate, spanning an impressive 718sqft with the heart of the home being the open-plan living space, which seamlessly combines the lounge, kitchen, and dining areas. This contemporary design allows for a flexible and sociable living experience. The sleek kitchen is equipped with modern appliances and ample storage, making it perfect for culinary enthusiasts and entertainment. Following on you have two spacious bedrooms, bathrooms and a fully tiled family bathroom

Step outside onto your private balcony, where you can enjoy your morning coffee, bask in the sun, or unwind with a glass of wine in the evenings. The balcony offers the perfect outdoor retreat right at your doorstep.

Situated just a short walk from Debden Central Line station, your daily commute and access to London's transport network couldn't be more convenient. Loughton's town centre is right at your doorstep, offering a range of shops, restaurants, and leisure facilities.

Council Tax Band - New Build Rate Not Available Yet







## Luctons

Approx. Gross Internal Area 66.7 sq. metres (718.5 sq. feet)

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### Fourth Floor

Approx. 66.7 sq. metres (718.5 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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