

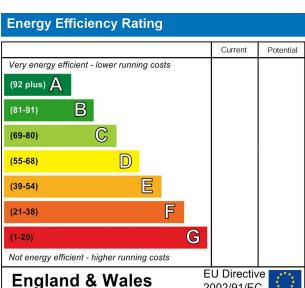
Lounge / Dining Room
13'1" x 17'10"

Kitchen
5'10" x 7'2"

Bathroom
5'10" x 5'5"

Bedroom
9'0" x 10'4"

Total Area: 37.8 m² ... 407 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,
measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have
not been tested and no guarantee as to their operability or efficiency can be given.



MAPLE GATE, LOUGHTON
Offers In Excess Of £230,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Private Resident Parking
- Second Floor
- Close To Local Amenities
- Chain Free
- Council Tax Band C
- Plenty Of Built In Storage
- Short Walk To Epping Forest
- 158 Years Left On Lease
- Peppercorn Ground Rent

A smart, bright and well appointed one bedroom apartment on the second floor of a modest, contemporary development near Epping Forest. It's all set on a peaceful, no through road, just five minutes walk to the open greenery of Hillyfield Park.

Among other amenities, the development features private parking. Drivers can be on the arterial M11 in less than ten minutes.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 3691818



IF YOU LIVED HERE...

You'll be enjoying a well appointed suite of living spaces – your 175 square foot lounge features a large box bay window for plenty of natural light. Pale hardwood flows underfoot, accentuating the space and brightness. There's a handy dining area, to the rear, sat below pendulum lighting.

Your kitchen area's laid semi open to the lounge/diner, decked out with sleek white cabinets, matching splashbacks and worktops. There's fitted storage out in the hallway, so everything can have its place. Your bathroom's smartly tiled from floor to ceiling, with a shower over the tub. Finally your bedroom's a handsome, plushly carpeted double, sat to the rear.

Outside and, as well as the greenery of Hollyfield Park right on your doorstep, you're just a half mile on foot from the endlessly exploreable expanse of Epping Forest. Affectionately known as London's Lungs, and once the playground of Tudor Kings and Queens, these woodlands, open spaces and waterways are the

perfect escape from city life.

WHAT ELSE?

- Debden tube station is a twenty minute walk or five minute cycle. Sat in zone six for the central line, from here you have regular, direct, twenty eight minute runs to Liverpool Street.
- The apartment is offered chain free, for that all important speedy, hassle free move.
- You've a great choice of gastropubs within walking distance. The Foresters Arms is fine choice, a little over a half mile away with views over Epping Forest.



A WORD FROM THE OWNER...

"This flat was perfect as my first home! It had everything I needed and was great, quiet place to live. The location was ideal, with free resident parking, and close to both Loughton and Debden. The community in Maple Gate was so friendly and welcoming. My favourite part of living here however was the close access to Epping Forest. It has so many wonderful walks, and cycles paths that take you both into London and out further into Essex."

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