



2 bed apartment to buy in IG10

Royal Oak Close, Loughton, Essex, IG10
4FD

£465,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ EPC B
- ✓ Immaculate Condition
- ✓ Two Double Bedrooms
- ✓ Independent Bathroom
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted offer to the market this beautifully presented two-bedroom ground floor apartment in Royal Oak Close, Loughton.

Upon entering the property, you have a large entrance hall leading to a spacious open plan living room, kitchen and dining area with dual aspect bay windows. To the other end of the entrance hall, you have the main double bedroom with fitted wardrobes and an en-suite. There is also a second double bedroom and family bathroom.

The beautifully landscaped communal garden offers outdoor space for the residents to enjoy. The apartment also comes with an allocated parking space to the rear of the property, with additional parking for visitors.

As this development was only finished in 2020, everything is in immaculate condition and finished to a high standard, and the property still has 993 years remaining on the lease.

Just a 5-minute walk from the property and you're in Loughton High Road, with an abundance of shops, restaurants and other local amenities. You also have Loughton Central Line station that will get you into Liverpool Street in 20 minutes.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 993

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,000.00

Price: Starting Bid £465,000

Property Type: Apartment

Parking: Allocated

Year built: 2020

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

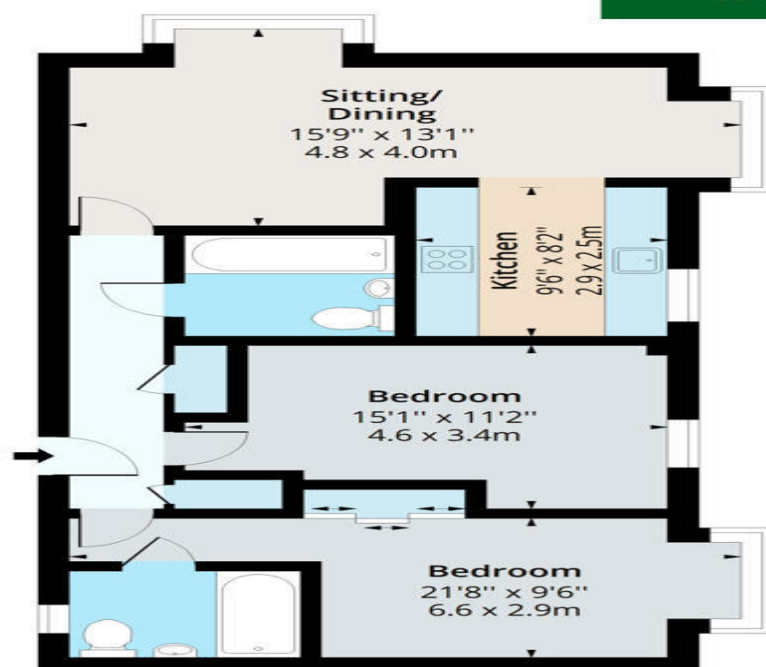
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Royal Oak House, IG10

Approx. Gross Internal Area 795 Sq Ft - 73.86 Sq M

LAWLORS
— SALES LETTINGS ELITE —



Ground Floor

Floor Area 795 Sq Ft - 73.86 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 20/1/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Royal Oak Close, Loughton, Essex, IG10 4FD

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

