

Daniel
Frank





2 Uplands Court 2A The Uplands Loughton, IG10 1ND

A well-presented ground floor two-bedroom apartment with a private rear garden.

The accommodation comprises of an entrance hall, a spacious living room with a feature fireplace, a modern fitted kitchen/diner with built in appliances, two double bedrooms with fitted wardrobes, an ensuite shower room and a family bathroom.

Externally to the rear is a private low maintenance garden with a patio area, perfect for summer entertaining and a grassed area with beautifully planted borders. The property also benefits from an allocated parking space at the front.

Offered to the market chain free.

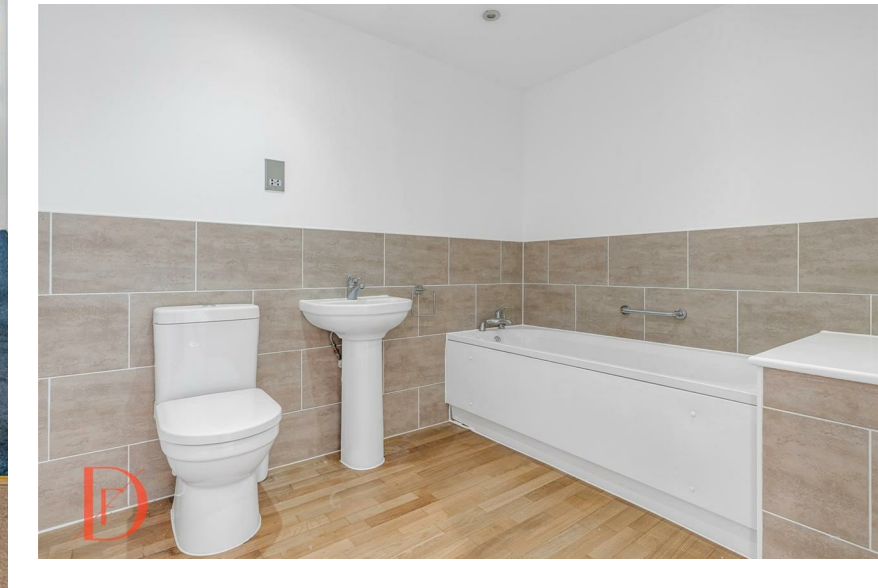
The Uplands is very well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is close by offering vast areas to go for a bike ride or a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

Tenure Leasehold
Council Epping Forest





Your Next Chapter

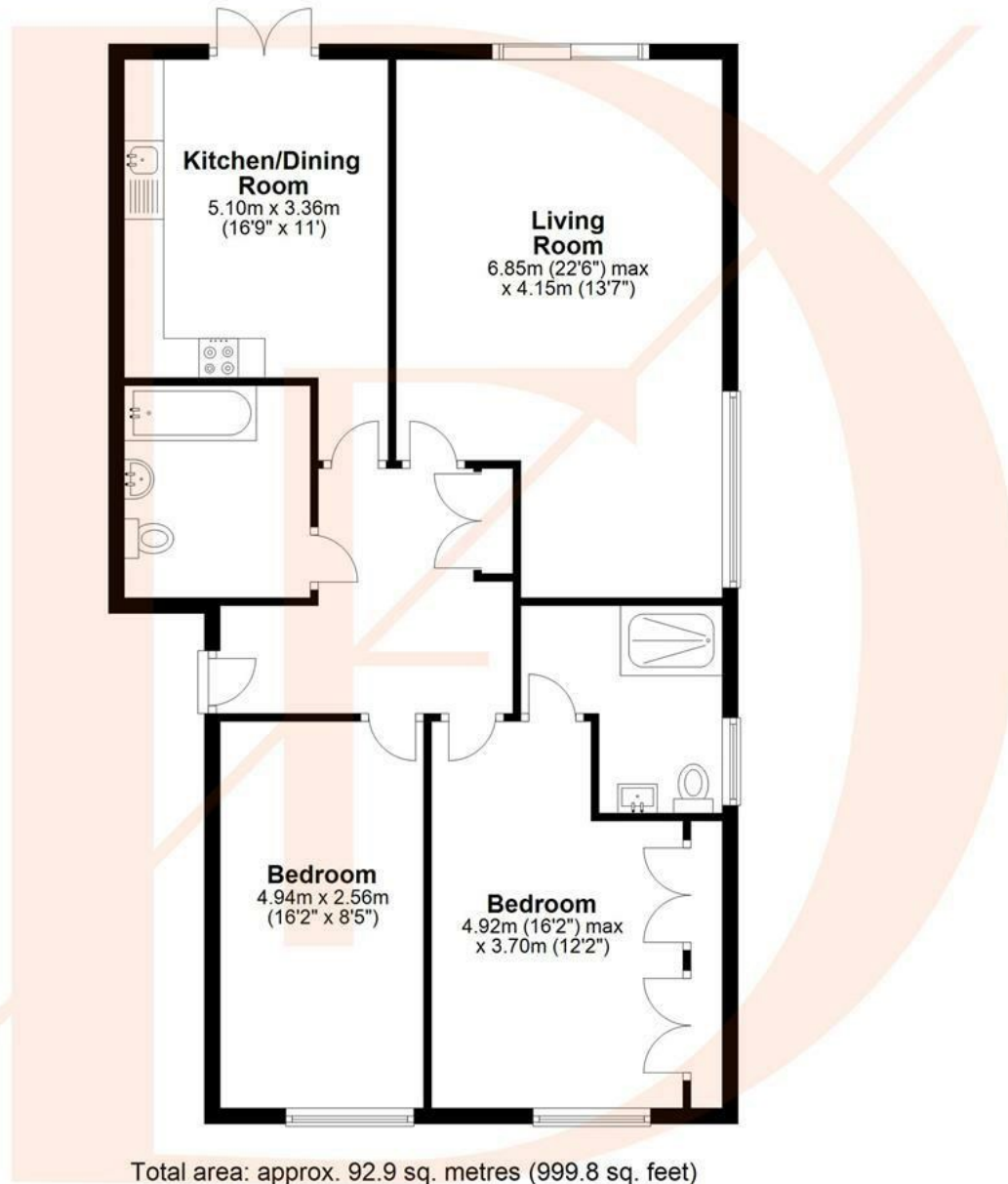


Your Next Chapter



Ground Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

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

