



 **2**
Bedrooms

 **1**
Bathroom



**TWO BEDROOM MAISONETTE | Ground Floor | OVER 110 YEAR LEASE |
Off-Street Parking | PRIVATE GARDEN | Modern Throughout | Close to
Loughton Station...**

Gracechurch Property Services are delighted to market this beautifully presented TWO BEDROOM Maisonette for sale.

River Way has been renovated to a high standard by the current owners and is within walking distance to Loughton Central Line underground station and Loughton's local amenities.

Added benefits include a Private Rear Garden measuring over 60ft with decking area, Off Street Parking for two cars, a Spacious Lounge and a Modern Family Bathroom.

This property has potential for a rear extension (subject to planning permission).

River Way would make a wonderful first home, whilst also suiting a growing family with close by schools, or as an investment purchase.

VIEW THE VIRTUAL TOUR HERE: <https://my.matterport.com/show/?m=MV1KKB6T5Po&brand=0>

Other Information...

Parking Arrangements: Off Street Parking

Vendors position: Actively Looking

Council Tax Band: C

Tenure: Leasehold 111 Years Remaining

Location of Boiler: Kitchen

Potential Rental Value: £1250 PCM

Service Charge: £0

Ground Rent: £25 Per Month

River Way, IG10

Total Area: 51.3 sq metres / 552 sq feet approx

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.

