



Poets Place, 11 Alderton Hill, Loughton, Essex

Asking Price: £525,000
Leasehold

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Extremely popular for retirement living is this spacious top floor apartment, within the McCarthy and Stone development known as Poets Place, which was constructed to a high specification during 2017. The apartment offers two bedrooms, living room, kitchen, and a wet room. There is direct access from the living room to a balcony which overlooks the communal gardens. Bedroom one has fitted furniture and the second bedroom could be used as a dining room if required.

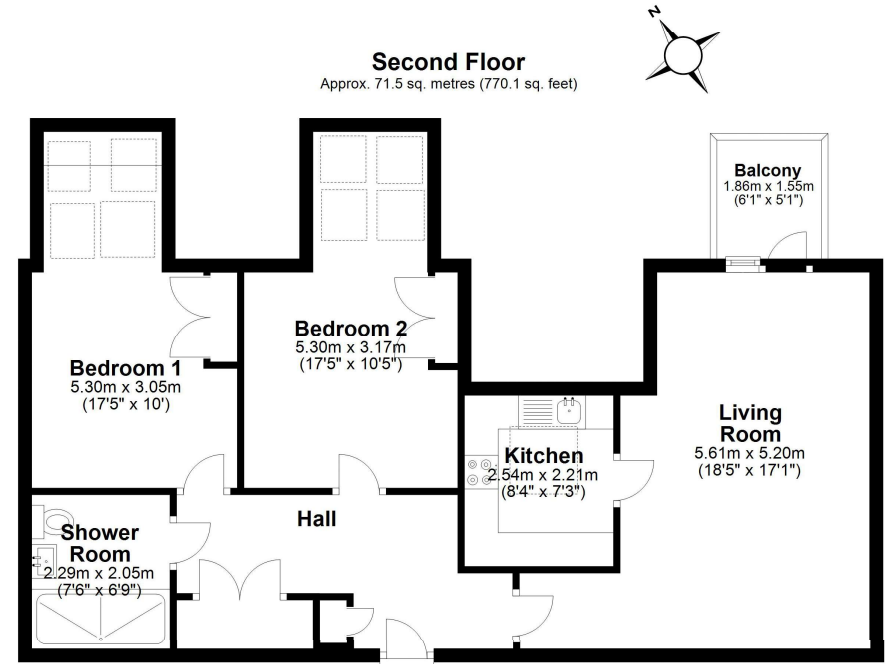
Designed specifically for independent retirement living for the over 60's. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, and secure camera entry system with use with a standard TV. The dedicated House Manager is on site Monday to Friday - 8:45am - 2:45pm Monday – Friday to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the resident's lounge, and other communal areas are also covered in the service charge. For peace of mind, the development has camera door entry and 24-hour emergency call systems, should assistance be required. The community lounge provides a great space to socialise with other residents of Poets Place, together with friends and family when visiting.

The property is being offered for sale with no onward chain and is conveniently placed for access to Loughton underground station, being 0.2 miles and the High Road with a selection of shops, restaurants, a M&S food hall, a Morrisons and Sainsbury's supermarket is within 0.3 miles.

Accommodation & Amenities

- EPC: B
- Two Bedrooms
- Wet Room
- Living Room
- Kitchen
- Balcony
- Communal Gardens/Lift Service

LAWLORS
— SALES LETTINGS ELITE —



Total area: approx. 71.5 sq. metres (770.1 sq. feet)





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