



**\* FOR SALE \***

**SINGLE GARAGE TO REAR OF  
131A & 131B ENGLANDS LANE  
LOUGHTON  
IG10 2QL**

**193 sq.ft. (17.93 sq.m.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

## Location

Englands Lane is a quiet residential street accessed off of A121 Goldings Hill connecting Loughton and Epping.

## Accommodation

Available accommodation forms part of a small garage block to the rear of a terrace of residential housing accessed via a shared access road with an approximate floor area of 193 sq.ft. (17.93 sq.m.), overall depth of 18' (5.51 m) and a generous internal width of 10'8" (3.252 m).

Overall condition appears reasonable.

## Tenure/Price

The property is available on a freehold basis at a guide price in excess of £25,000.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

## Services/Utilities

Reference to all/any services, utilities or Fixtures & Fittings in these particulars does not imply they are in full and efficient working order.

## Viewing

Strictly by prior arrangement via Vendors sole agents.

