

# Middleton Court

Willingale Road, Loughton



Computer-generated image

---

Three 2-bed Shared Ownership  
apartments

---



# A great place to call home



Living in Loughton, near the expansive Epping Forest, offers a unique blend of vibrant urban amenities and serene natural beauty. Epping Forest provides residents with a vast playground for outdoor activities. It's perfect for hiking, cycling, horseback riding, and leisurely walks, ensuring an active and healthy lifestyle amidst picturesque landscapes.

The local area offers a dynamic and family-friendly lifestyle, with a strong sense of community. Families benefit from excellent schools and community facilities for the whole family to enjoy. Here you will

find a range of entertainment options, from the latest blockbusters at the local cinema to community events and performances at Loughton's art centres.

Shopping enthusiasts will appreciate the high street in Loughton, filled with a variety of shops, boutiques, and supermarkets. For a more eclectic shopping experience, the nearby Debden Broadway offers a selection of unique stores and local markets. Just a short walk from Debden station the Epping Forest Shopping Park has a selection of large stores including Next, Hobbycraft and JD sports.



Dining options are plentiful, catering to all tastes and budgets. Loughton's diverse culinary scene features everything from cosy cafés and traditional pubs to fine dining restaurants and international cuisine. Popular spots include The Olive Tree, known for its Mediterranean dishes, and The Cottage Loaf pub just a short walk from Middleton Court. Debden also hosts a variety of eateries, ensuring residents always have new flavours to explore.

Sports and leisure activities are well-catered for with several sports clubs and facilities, including gyms,

swimming pools, and tennis courts. The Loughton Leisure Centre provides a comprehensive range of activities, from fitness classes to swimming lessons. For golf enthusiasts, the nearby Woolston Manor Golf Course and Country Club and Theydon Bois Golf Club offer challenging courses in a beautiful setting.



# Great connections



**Middleton Court**  
1-3 Middleton Court, Willingale Road,  
Loughton IG10 2DA.

Loughton is well-connected, making commuting and travel convenient for residents. Served by the Central Line of the London Underground, which provides direct access to central London destinations like Liverpool Street, Oxford Circus, and Stratford, facilitating easy commutes for work or leisure.

Bus services complement the rail network, linking Loughton to surrounding towns and villages like South Woodford, Epping and Walthamstow. Major roadways, including the M11 and A406 North Circular, are easily accessible, offering efficient routes for drivers. These robust transport connections enhance the appeal of living in Loughton, making them ideal for commuters and travellers alike.



## Walk from IG10 2DA



The Cottage Loaf  
**0.3 miles**

Gunmakers Arms Pub  
**0.8 miles**

Nisa Local convenience shop  
**0.8 miles**

Corbett Theatre  
**0.8 miles**



## Cycle



The Broadway - Debden  
**0.8 miles**

Loughton Town Centre  
**1.3 miles**

Crate Loughton  
**1.3 miles**

Original Tea Hut, Epping Forest  
**3.1 miles**



## Underground Links\*



Loughton  
**2 minutes\***

Epping  
**6 minutes**

Stratford  
**18 minutes**

Liverpool Street  
**31 minutes**

Kings Cross St Pancras  
**38 minutes**

Oxford Circus  
**42 minutes**



## Road Links



Debden Station  
**1 mile**

Aldi & Epping Forest Shopping Park  
**1.3 miles**

M11  
**1.2 miles**

Loughton Station  
**2.3 miles**

Woolston Manor Golf Course & Country Club  
**2.4 miles**

Westfield Stratford City  
**12 miles**





**PLOT NO. 5**  
Two Bedroom Apartment / Ground Floor



**Total area: 70.0 m<sup>2</sup> 753 ft<sup>2</sup>**

**LIVING / DINING / KITCHEN**  
6.35m x 3.43m 20' 8" x 11' 2"

**BEDROOM 1**  
4.46m x 3.32m 14' 7" x 10'10"

**BEDROOM 2**  
5.21m x 2.73m 17' 1" x 8'11"

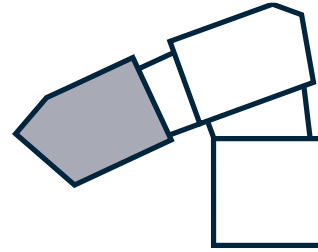
**KEY**  
FF - Fridge/Freezer  
WM - Washing Machine  
DW - Dishwasher

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. B3atHome terms and conditions apply. All content within this document is indicative only. B3atHome reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to- date information when reserving your new home. Information is correct at the time of print.

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. B3atHome terms and conditions apply. All content within this document is indicative only. B3atHome reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to- date information when reserving your new home. Information is correct at the time of print.

**PLOT NO. 6**

Two Bedroom Apartment / First Floor



**Total area: 72.1 m<sup>2</sup> 776 ft<sup>2</sup>**

**LIVING / DINING / KITCHEN**  
7.29m x 4.18m 23' 9" x 13' 7"

**BEDROOM 1**  
3.93m x 3.76m 12' 10" x 12' 4"

**BEDROOM 2**  
4.61m x 2.84m 15' 1" x 9' 3"

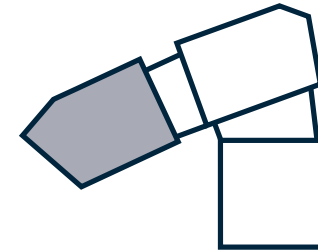
**KEY**

- FF - Fridge/Freezer
- WM - Washing Machine
- DW - Dishwasher

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. B3atHome terms and conditions apply. All content within this document is indicative only. B3atHome reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to- date information when reserving your new home. Information is correct at the time of print.

**PLOT NO. 7**

Two Bedroom Apartment / Second Floor



**Total area: 72.6 m<sup>2</sup> 781 ft<sup>2</sup>**

**LIVING / DINING / KITCHEN**  
7.29m x 4.18m 23' 9" x 13' 7"

**BEDROOM 1**  
3.93m x 3.76m 12' 10" x 12' 4"

**BEDROOM 2**  
4.61m x 2.84m 15' 1" x 9' 3"

**KEY**

- FF - Fridge/Freezer
- WM - Washing Machine
- DW - Dishwasher

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. B3atHome terms and conditions apply. All content within this document is indicative only. B3atHome reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to- date information when reserving your new home. Information is correct at the time of print.



## It's all in the details



### Kitchen

- Contemporary Magnet kitchen units with Silestone worktops
- Stainless steel 1.5 bowl sink
- Beko electric oven with Zanussi gas hob and cooker hood
- Integrated Zanussi fridge freezer
- Integrated Zanussi dishwasher
- Integrated Zanussi Washer/dryer

### Bathroom & en-suites

- Contemporary white sanitaryware
- Full height Porcelanosa tiling to bathroom
- Bath with shower mixer
- Hinged bath glass screen
- Chrome heated towel rail

### Electrical / lighting

- Sky+/Sky Q outlets in living room
- TV and Data points to both Bedrooms
- Incoming fibre optic provision
- Pendants to living/dining room & bedrooms
- Low energy downlighters to kitchen, hall and bathroom
- Shaver sockets to bathroom
- Mains operated smoke/heat/CO detectors

### Heating

- Bosch Greenstar gas fired combi boiler
- Radiators to living, dining, hallway and bedrooms
- Honeywell Home Room thermostats

### Flooring

- Tarkett Vinyl plank flooring to Living area, kitchen, hall, and bedrooms
- Vinyl Flooring to bathroom

### General

- Doorbell to individual front doors
- Telephone Door intercom where shared access

### Building amenities

- Communal landscaped garden
- Secure cycle store

### Warranty

- NHBC 12-year warranty

The information contained herein is a preliminary guide only. Interior images are computer generated for illustrative purposes only or from a previous Redloft development.



# How does Shared Ownership Work?

Our homes are available through Shared Ownership, making it possible for you to own your own home in a way which is flexible and affordable to you.

## What is Shared Ownership?

Shared ownership is designed to help people who are unable to afford to buy a home outright, to step onto the property ladder. It is more affordable than buying outright because initially you purchase up to 75%, and pay rent on the remaining share. In addition you only need to raise a deposit based on the share you are purchasing, rather than the full market value! Better still, you usually only need to raise a deposit of between 5% and 10% of the share value.

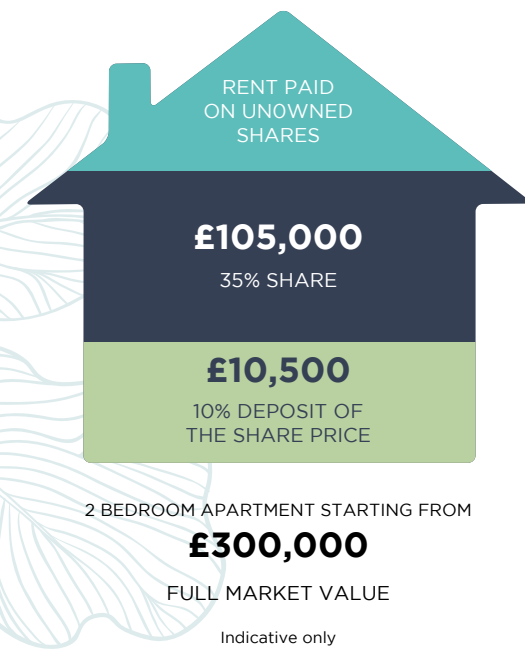
## What about the share I don't own?

The share you don't own will be retained by B3. You will pay B3 rent on the unsold equity which is charged at 2%. This means that the more of the property you own, the less rent you pay.

## Can I buy more shares in my property?

You can buy additional shares in your property at any time, up to and including 100% of the home - this is called staircasing.

When you are ready to do this, speak to us and we will guide you through the process - not forgetting, the more of the property you own the less rent you pay!



## To be eligible for a Shared Ownership home, you must:

- Be at least 18 years old
- Your annual household income must be less than £80,000
- You should generally be a first time buyer, i.e. you don't already own a home. If you do already own, you must be in the process of selling it
- You should not be able to afford to buy a home suitable for your housing needs on the open market
- You must be able to demonstrate that you have a clean credit history and can afford the regular payments and costs involved in buying a home.

Under the new 'initial repair period' in your Shared Ownership lease you will also benefit from £500/year towards any repairs to your home for the first 10 years.



b3athome.co.uk

B3 are a social business. We rent and sell homes to help people who are priced out of the market. You'll find us working with our local community in Broxbourne and across southeast Hertfordshire, where we have 5,000 homes supporting more than 12,000 people.

A home is more than bricks and mortar and so are we. B3Living's services help our customers live comfortably in their homes: we look after our buildings and estates, and we support people when life changes - for example, when money gets tight or when they get older. Our values and social purpose matter to us; that's why we enjoy working here.



Enquiries: 020 7539 3745

email: [b3@redloft.co.uk](mailto:b3@redloft.co.uk)

[b3athome.co.uk/find-a-home/middleton-court](http://b3athome.co.uk/find-a-home/middleton-court)

**redloft**