



58 Blenheim Square, Epping, Essex, CM16 6FP

Guide price £295,000

CHAIN FREE:

Edward Taub & Co are pleased to offer this Newly redecorated modern two double bedroom TOP FLOOR apartment at Blenheim Square in the popular village of North Weald.

A perfect apartment for a first time buyer or a rental investor.

The spacious open plan lounge/kitchen with fitted integrated appliances. Large balcony from the lounge offering splendid views over North Weald air field and within close proximity to North Weald Market. En suite shower room to main bedroom as well as fitted wardrobes and main bathroom with White three piece suite.

The property is gas centrally heated, has allocated parking, security entry phone system and is available chain-free
A regular bus service, shown as 15 minute intervals, takes you into Epping Town for connection to Central Line Station and shops.

Directions

From Epping Town Centre proceed north, at the traffic lights turn right onto the B181 Epping Road continuing through the forest and under the M11 into the village of North Weald. At the first min roundabout turn left into Wellington Road taking the first left into York Road and then the first right into Blenheim Way. Continue along for a short distance turning right into Blenheim Square. Proceed to the end of the road where the apartment will be found on the left hand side.

Buckhurst Hill Office
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IG9 5BY

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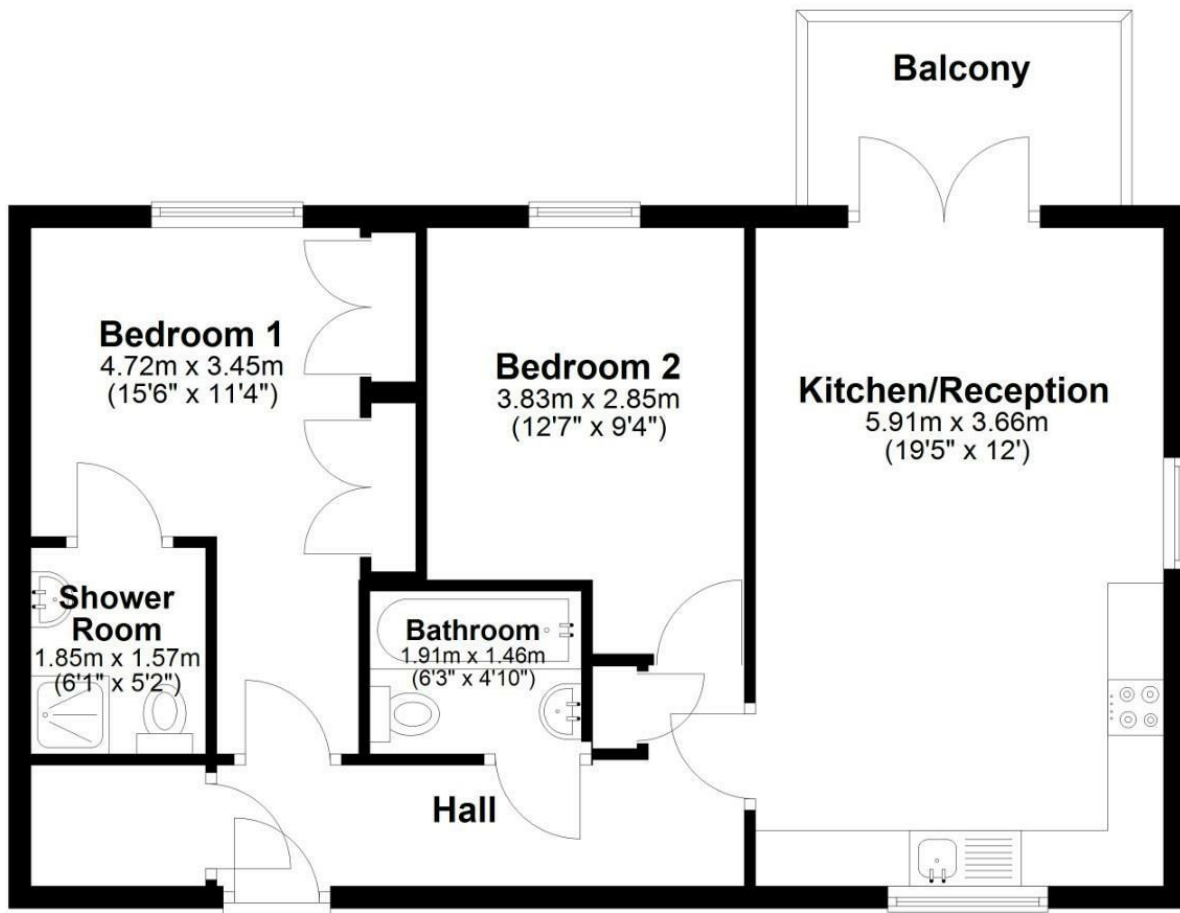


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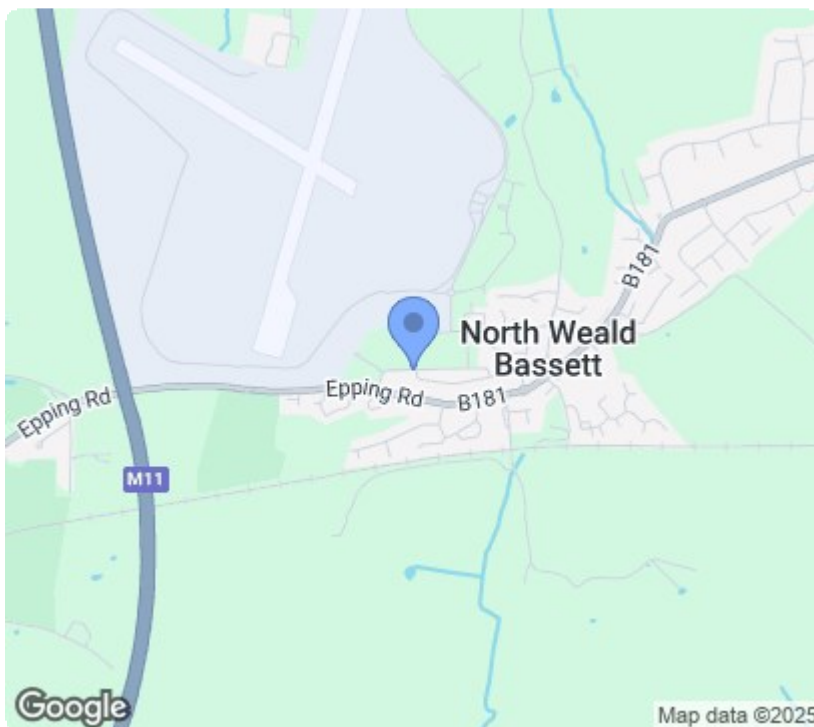


Second Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



Total area: approx. 59.8 sq. metres (643.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
79	80
Very energy efficient - lower running costs (92 plus) A (81-91) B (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	

Environmental Impact (CO ₂) Rating	
Current	Potential
83	84
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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