



## Hemnall Mews, Epping, CM16 4LJ

Offers In The Region Of £369,995

- Two Bedroom Modern Apartment
- First Floor Apartment
- Underground Parking
- Secure Entry Phone System
- Two Bathrooms
- Decorated To a High Standard
- Close to Epping High St & Central Line Station
- Lease length remaining 105 years / Service Charge £2972.30 / Ground Rent £250.00

# Hemnall Mews, Epping, CM16 4LJ

Nestled in the charming area of Hemnall Street, Epping, this modern flat offers a delightful blend of comfort and convenience. Spanning an impressive 739 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright and airy open-plan kitchen/reception room, perfect for relaxation or entertaining guests. The kitchen offers integrated appliances, ample storage with the contemporary design ensuring that the space is both stylish and functional, catering to the needs of modern living. The main bedroom is complete with a fully tiled ensuite shower room, further double bedroom and stylish family bathroom, providing ample facilities for residents and visitors alike, enhancing the overall convenience of the home.

Additionally this well thought out apartment offers one secure underground parking space. Epping is known for its picturesque surroundings and vibrant community, offering a range of local amenities, including shops, cafes, and parks. The area is well-connected, making it easy to access nearby towns and cities, while also providing a peaceful retreat from the hustle and bustle of urban life.

This flat is a wonderful opportunity for those looking to invest in a modern property in a sought-after location. With its appealing features and prime setting, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful flat your new home.

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Council Tax Band: E



Living Room  
4.78 x 4.52 (15'8" x 14'9")

Kitchen  
3.40 x 1.84 (11'1" x 6'0")

Bedroom 1  
4.66m x 2.96m (15'3" x 9'8")

En-suite  
2.30m x 1.70m (7'6" x 5'6")

Bedroom 2  
3.02 x 4.52 (9'11" x 14'10")

Family Bathroom  
1.70 x 2.40 (5'6" x 7'10")





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## EPC Rating

C

## Council Tax Band

E

## Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 68.6 sq. metres (738.5 sq. feet)

