



Forest Court, Hemnall Street, Epping, CM16 4LY

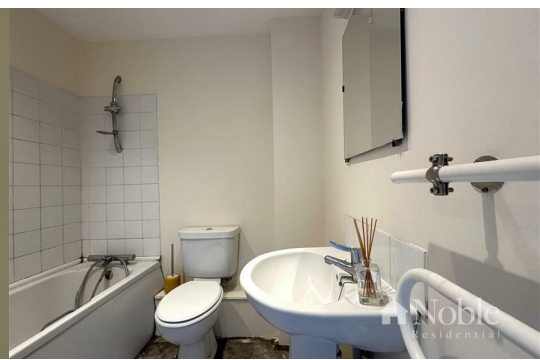
**£300,000**

**Council Tax - Band D**

**Tenure - Leasehold**



Located just yards for Epping High Street and only 0.4 miles to Epping Underground Station is this two bedroom ground floor apartment the accommodation includes an open plan reception room and kitchen, two bedrooms and bathroom, externally there is one allocated parking space.



### Entrance Lobby

Entrance door, double glazed window to rear, carpet.

### Hallway

Door to entrance lobby, intercom system, under floor heating, carpet, cupboard.

### Reception Room

18'10 x 8'8 (5.74m x 2.64m)

Two double glazed windows to front, underfloor heating, carpet. Open plan to kitchen.

### Kitchen Area

7'10 x 6'9 (2.39m x 2.06m)

Stainless steel single drainer sink, electric hob, oven, extractor, integrated dish washer, washing machine, fridge freezer, wall and base units, part tiled walls, under floor heating, vinyl flooring. Open plan to reception room.

### Bedroom One

10'8 x 7'10 (3.25m x 2.39m)

Double glazed window to rear, under floor heating, carpet.

### Bedroom Two

7'2 x 6'11 (2.18m x 2.11m)

Double glazed window to rear, under floor heating, carpet.

### Bathroom

Panelled bath with overhead shower, low level WC, pedestal wash hand basin, heated towel rail, extractor, part tiled walls, vinyl flooring.

### Parking

One allocated parking space.

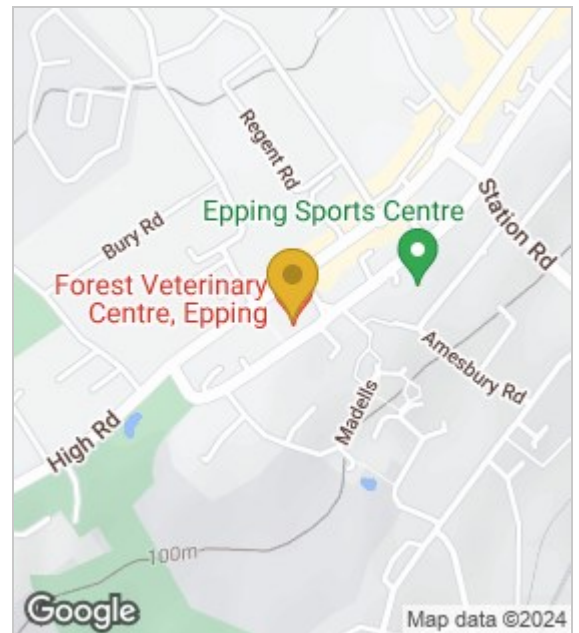
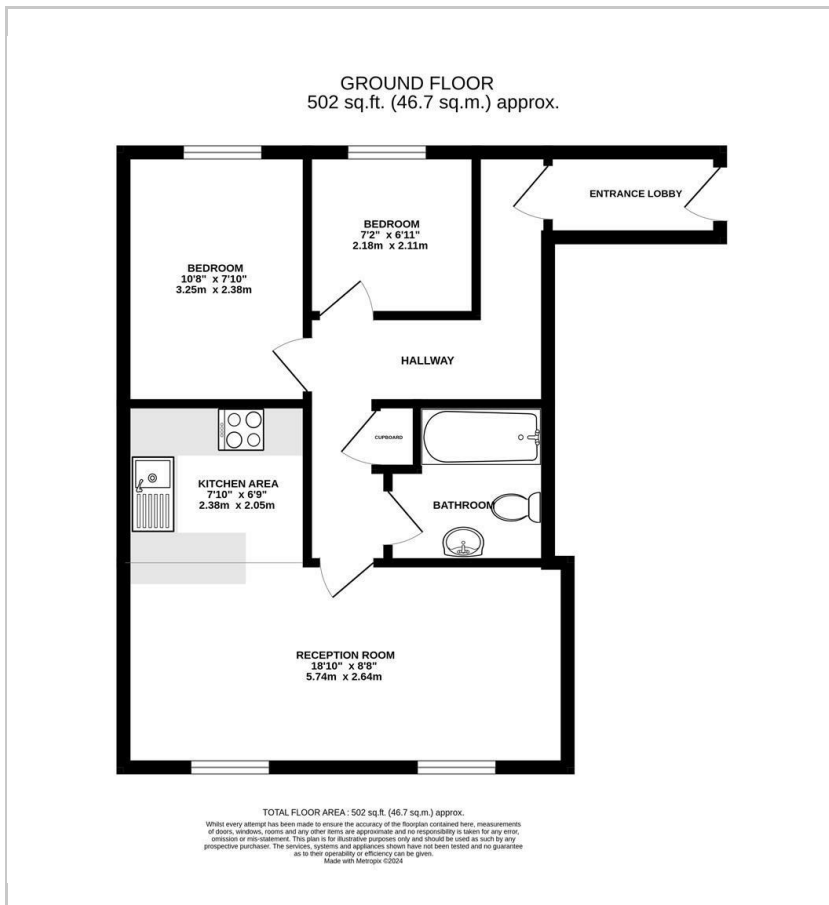
### Material Information

Lease Remaining: 982 years (from July 2024)

Annual Ground Rent: £100.00

Ground Rent Review Period: Every 25 Years  
Review increase: The rent will be increased by the % rise in the index of retail prices when the last public index is compared with the index figure published 25 yrs ago

Annual Service Charge: £1,020.00



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		76 → 76	<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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