



Forest Court, 76 Hemnall Street

Epping, CM16 4LY

Guide Price £250,000 - £275,000 Located just yards for Epping High Street and only 0.4 miles to Epping Underground Station is this two bedroom first floor apartment the accommodation includes an open plan reception room and kitchen, two bedrooms and bathroom, externally there is one allocated parking space.

Guide Price £250,000 - £275,000 - Leasehold - Council Tax: D

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Entrance Lobby

Entrance door, double glazed window to rear, carpet.

Hallway

Door to entrance lobby, intercom system, electric ceiling heating, carpet, cupboard.

Reception Room

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

Two double glazed windows to front, electric ceiling 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, electric ceiling heating, carpet.

Bedroom Two

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

Double glazed window to rear, electric ceiling 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

We are advised by the sellers the following information:

Lease Remaining: 981 years (from July 2024)

Annual Ground Rent: £100.00

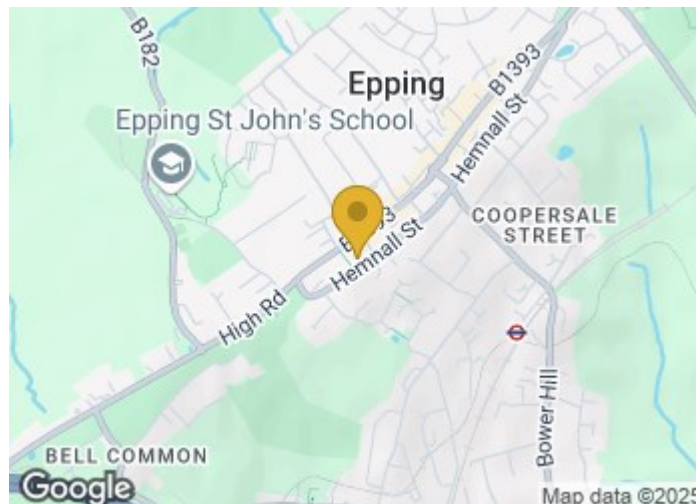
Ground Rent Review Period: Every 25 Years

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

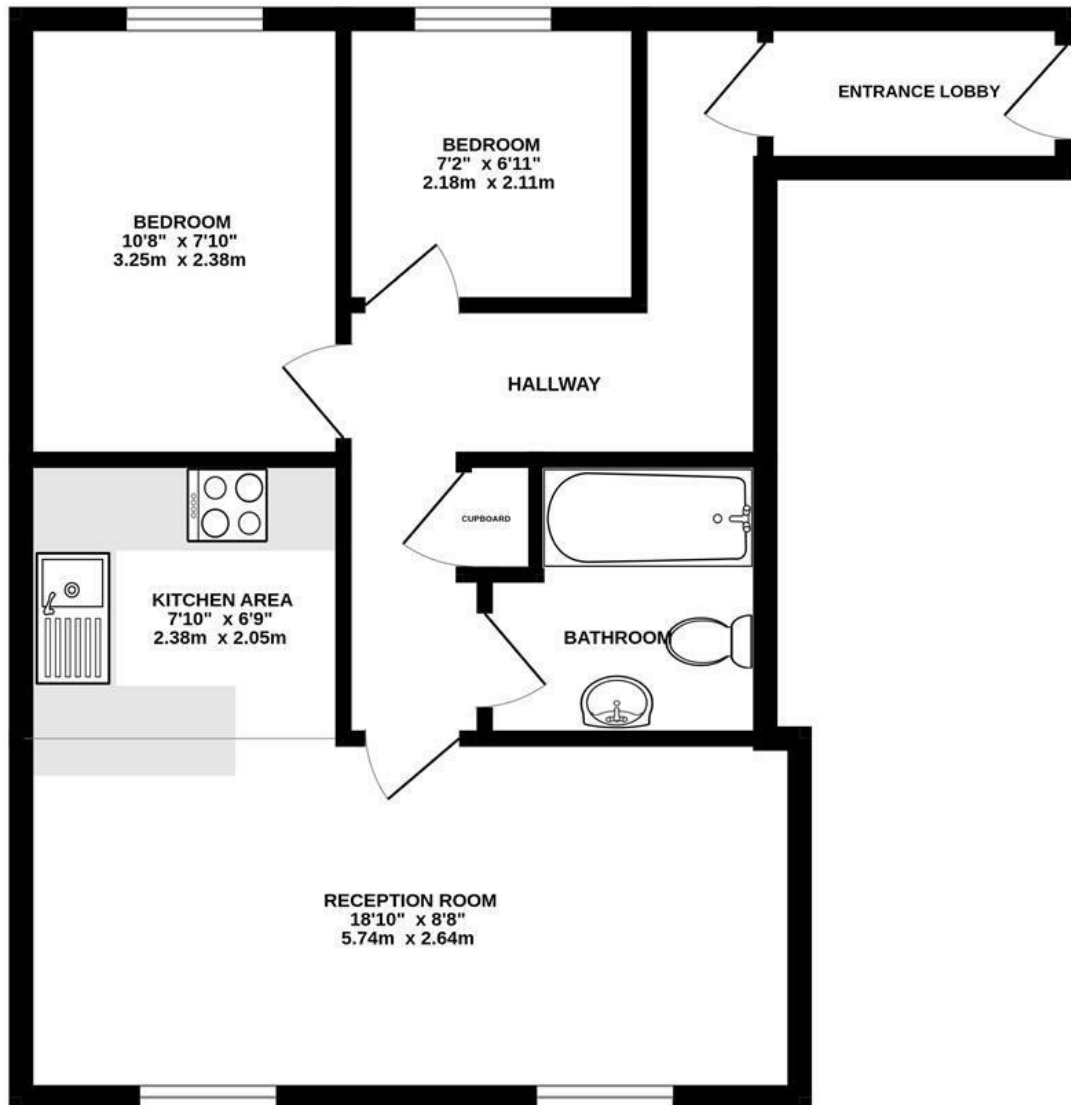
Section 21 Notice

Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.





FIRST FLOOR 502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: D
Tenure: Leasehold

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales	EU Directive 2002/91/EC	