

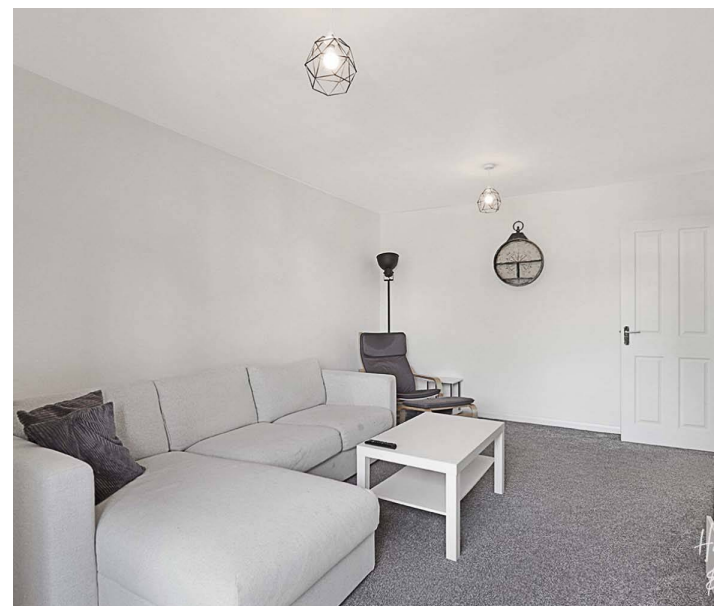
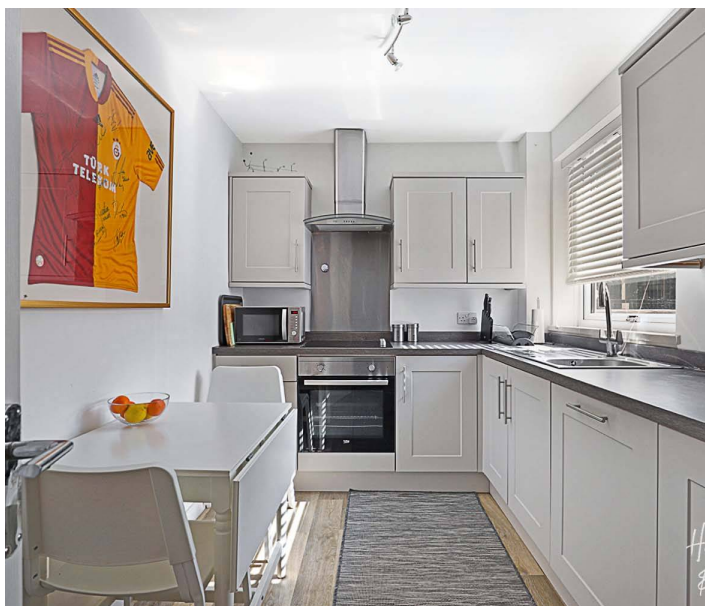
49 Cedar Court

Epping, Epping

Council Tax band: C

Tenure: Share of Freehold

- ALLOCATED PARKING AND MORE PARKING AVAILABLE
- GAS CENTRAL HEATING
- BALCONY TERRACE
- TWO BEDROOMS
- WALKING DISTANCE TO STATION/HIGH STREET
- MODERN FAMILY BATHROOM
- SEPARATE WC
- PART FURNISHED OR UNFURNISHED



Communal Entrance

Front Door

Entrance Hallway

WC

Lounge/Dining Room

15' 1" x 11' 2" (4.60m x 3.40m)

Kitchen

11' 2" x 7' 7" (3.40m x 2.30m)

Bedroom One

14' 10" x 9' 11" (4.51m x 3.02m)

Bedroom Two

10' 11" x 7' 7" (3.32m x 2.30m)

Family Bathroom

6' 4" x 5' 10" (1.93m x 1.77m)

Balcony Terrace

TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

DATE

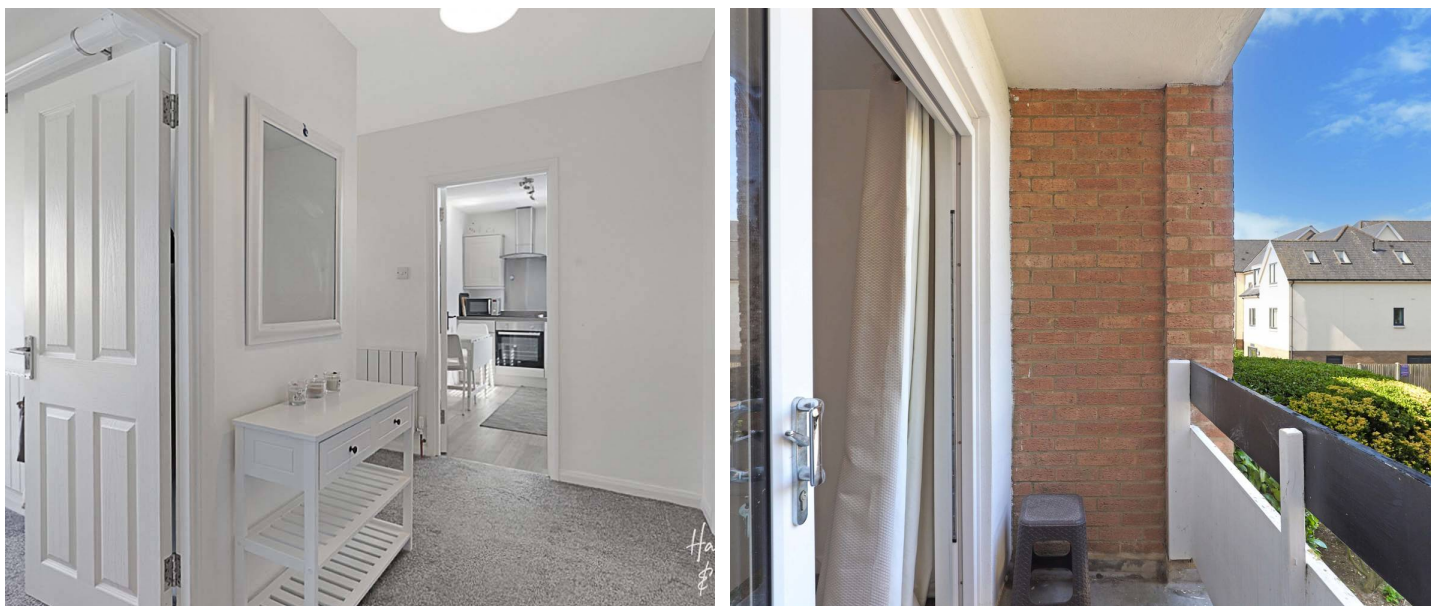
The Earliest date the property will be available is the 6th September 2024 subject to references.

HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide misleading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

DEPOSIT

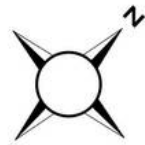
The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.





First Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



Total area: approx. 59.6 sq. metres (641.9 sq. feet)