

# 12 Fir Trees Tidys Lane

Epping, Epping

Council Tax band: D

Tenure: Leasehold

- Ground floor apartment
- Short walk to Epping station and high street
- Ideal for first-time buyers or downsizers
- Communal garden
- Opportunity to add own stamp



**Lounge / Dining Room**

16' 8" x 15' 3" (5.07m x 4.66m)

**Kitchen**

9' 11" x 9' 6" (3.02m x 2.90m)

**Bedroom 1**

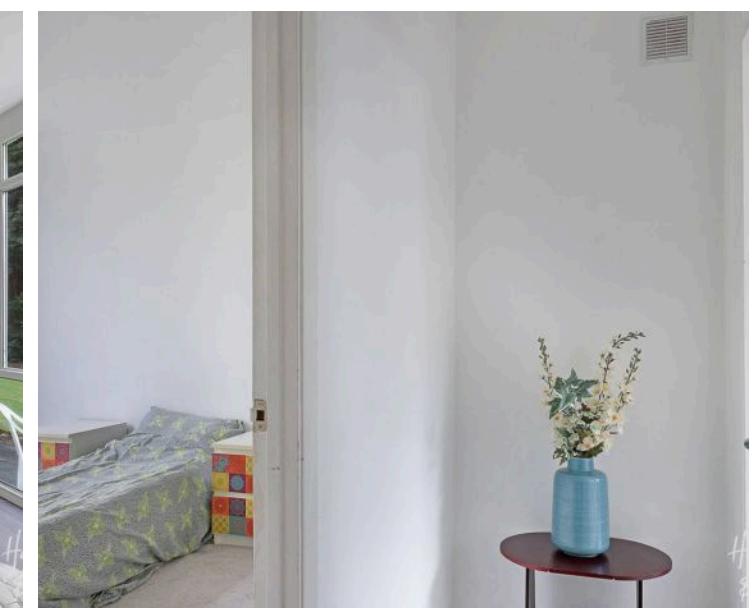
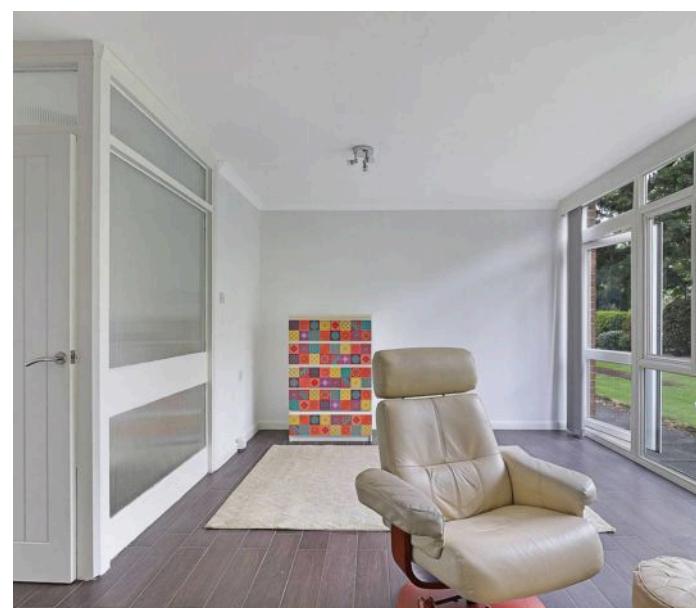
13' 7" x 10' 8" (4.13m x 3.26m)

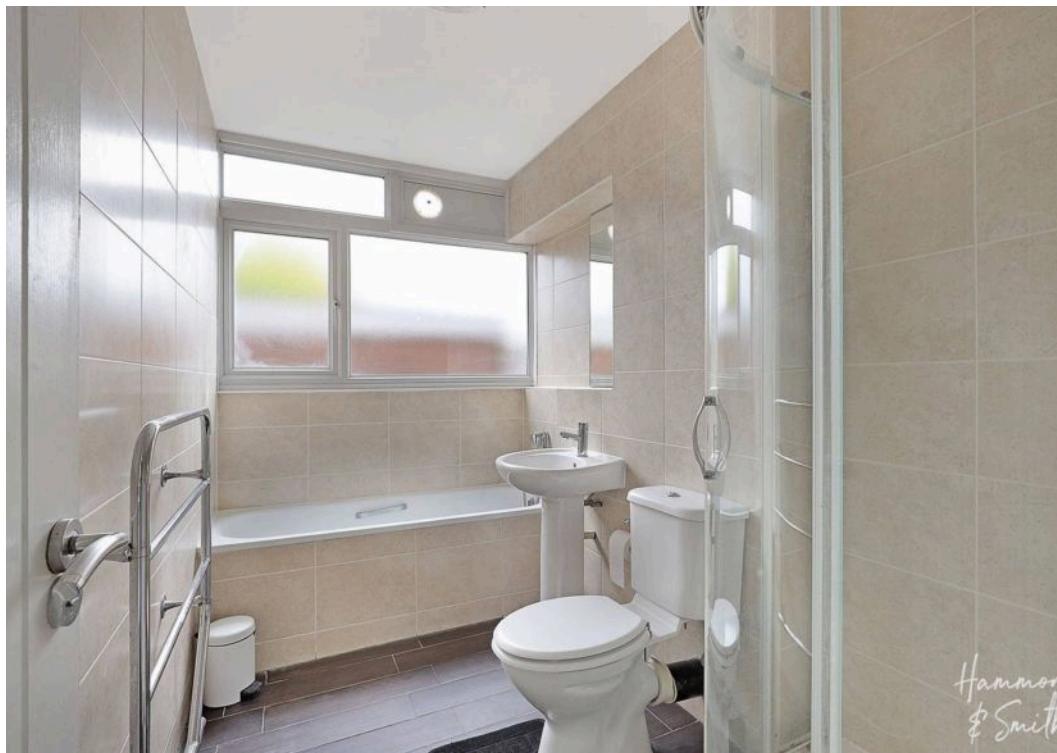
**Bedroom 2**

11' 8" x 7' 8" (3.55m x 2.34m)

**Bathroom**

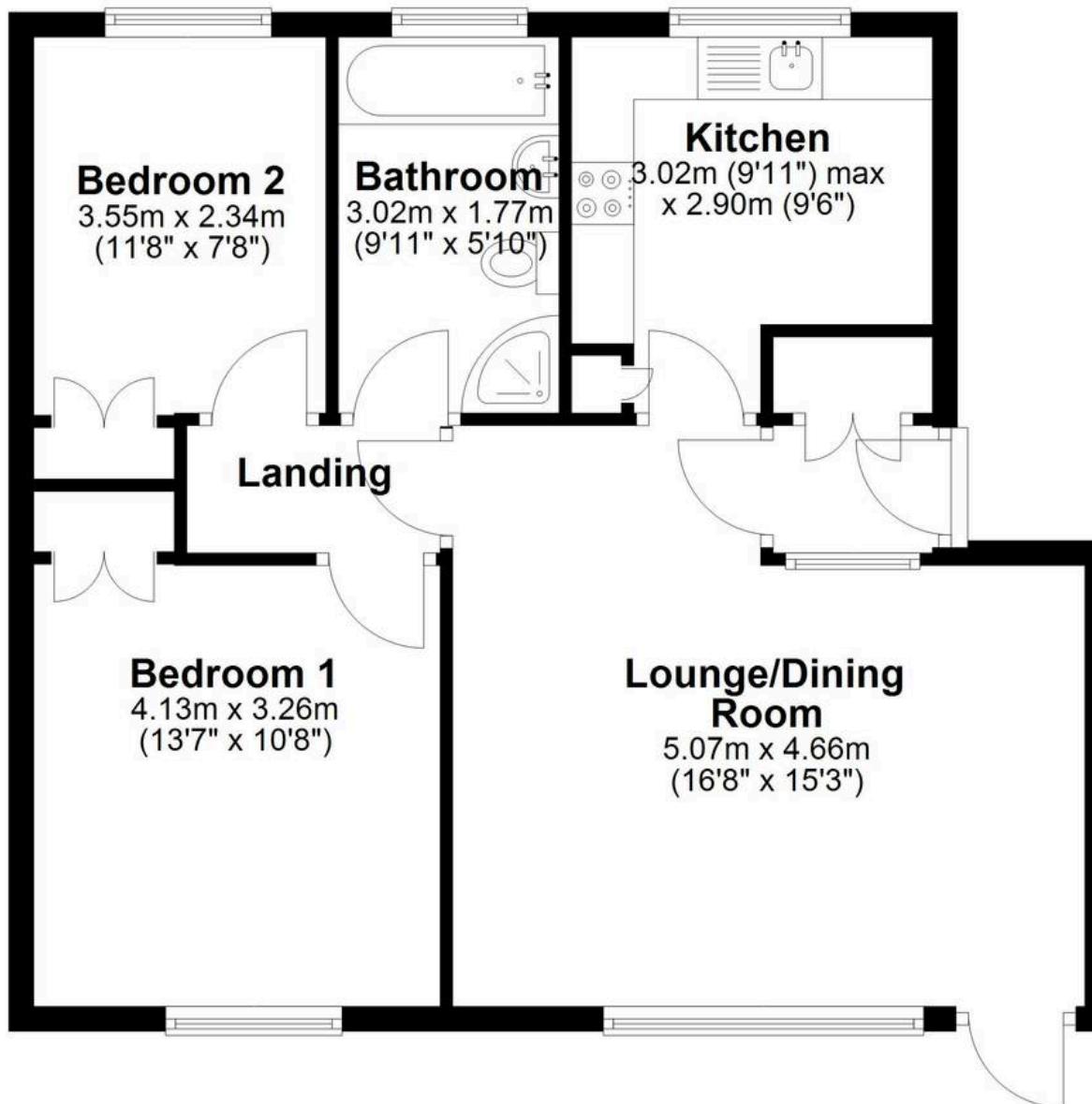
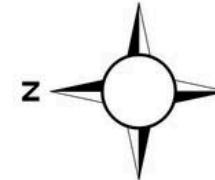
9' 11" x 5' 10" (3.02m x 1.77m)





## Ground Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 sq. feet)