




AUSTIN SAMUELS POWERED BY exp TM UK

@ austin.samuels@exp.uk.com

 austinsamuels.co.uk

 020 3488 5959

Coopers Court, Piercing Hill, Theydon Bois, Essex CM16

£600,000

🛏️ 2 🚗 2 🚗 1



- Stunning Two Bedroom Ground Floor Apartment
- 0.75 Miles to Theydon Bois Tube Station (Central Line)
- 2 Allocated Parking Spaces
- Secure Private Gated Development
- Beautifully Tended Communal Gardens
- Two Bathrooms
- Separate Secure Outside Storage
- Fully Fitted & Integrated Modern Kitchen
- Brilliantly Converted Victorian Building
- Close to Shops & Amenities

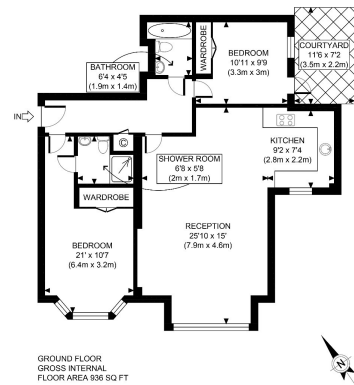


A large beautiful two bedroom, two bathroom ground floor apartment situated in a secure gated development called Coopers Court on the edge of Epping Forest. This magnificent Victorian building dates back to 1870 and was elegantly converted in 2013. The property features high ceilings, lots of light, a large dual aspect reception room, open plan modern kitchen with integrated appliances, master bedroom with ensuite shower room, second bedroom and family bathroom. There is also separate secure storage positioned in the restored grounds, a small private courtyard and two secure parking spaces.

Located within a ten minute walk to Theydon Bois tube station (Central line) you can be in the city of London in 30 minutes. There are local shops, quaint public houses and restaurants all within short walking distance to the M11 and M25.



Please quote re:



APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQM	Coopers Court
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	<small>DATE: 26/05/21</small>
	photoplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29