



Blenheim Square, North Weald, Epping

Offers Over £280,000



- Well presented two bedroom top floor flat with secure intercom entry system
- Surrounded by Essex Countryside
- Found in popular Village location, close to local amenities
- Allocated parking, lockable bike shed and loft space
- Two double bedrooms, en-suite to main bedroom, lounge/kitchen and three piece bathroom
- Approximately 110 year lease remaining
- Ideal first time purchase
- Far reaching views



Well presented two bedroom apartment found in popular Blenheim Square, North Weald Epping, this delightful top floor flat is waiting to be discovered. Boasting a well-presented interior, this property offers a comfortable and convenient living space for its future owners.

As you step into this inviting flat, you are greeted by a spacious lounge/kitchen, perfect for relaxing or entertaining guests. The two double bedrooms provide ample space for a small family, guests, or even a home office. With the added convenience of an en-suite in the main bedroom and a family bathroom, this flat caters to modern living needs effortlessly.

Security is paramount with a secure intercom entry system, giving you peace of mind in your new home. Additionally, the presence of a loft space, lockable bike shed, and allocated parking ensures that your storage and parking needs are well taken care of.

Situated amidst the picturesque Essex Countryside, this property offers a tranquil escape from the hustle and bustle of city life while still being close to local amenities for your convenience. Whether you're looking for a peaceful retreat or a place to call your first home, this flat ticks all the boxes.

Don't miss out on the opportunity to make this well-appointed flat your own. It's an ideal first-time purchase that combines comfort, convenience, and a touch of countryside charm.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms. Storage cupboards.

Bedroom one 9'8 x 8'8 double glazed window. Built in wardrobes.

En-suite comprises shower cubicle, wash hand basin and low level WC. Part tiling to walls.

Bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and low level WC. Part tiling to walls.

Bedroom two 12'3 x 9'4 double glazed window.

Open plan lounge/kitchen 19'2 x 11'9 gives access to personal balcony offering far reaching views. Wooden style flooring double glazed window.

Kitchen offers wall and base mounted units with matching storage drawers. Complimentary worksurfaces housing sink drainer. Gas hob, stainless extractor hood incorporating cooker splash back. Encased oven, space for other appliances. Continuation of flooring. Tiling to splash backs. Smooth ceiling with spot lighting.

Further Details:

Length of Lease: Approximately 110 years.

Ground Rent: tbc

Service Charge: tbc

Council Tax Band: C tbc

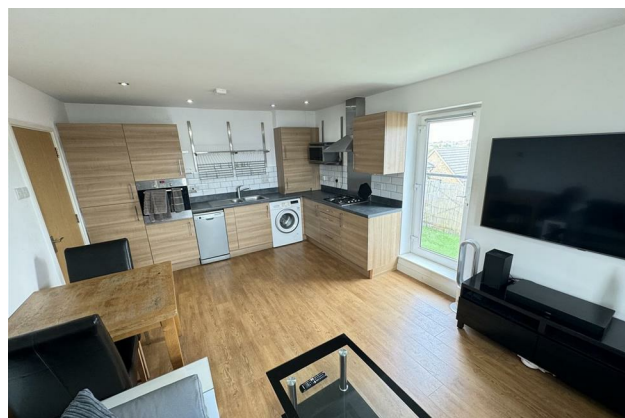
Local Authority: Epping

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

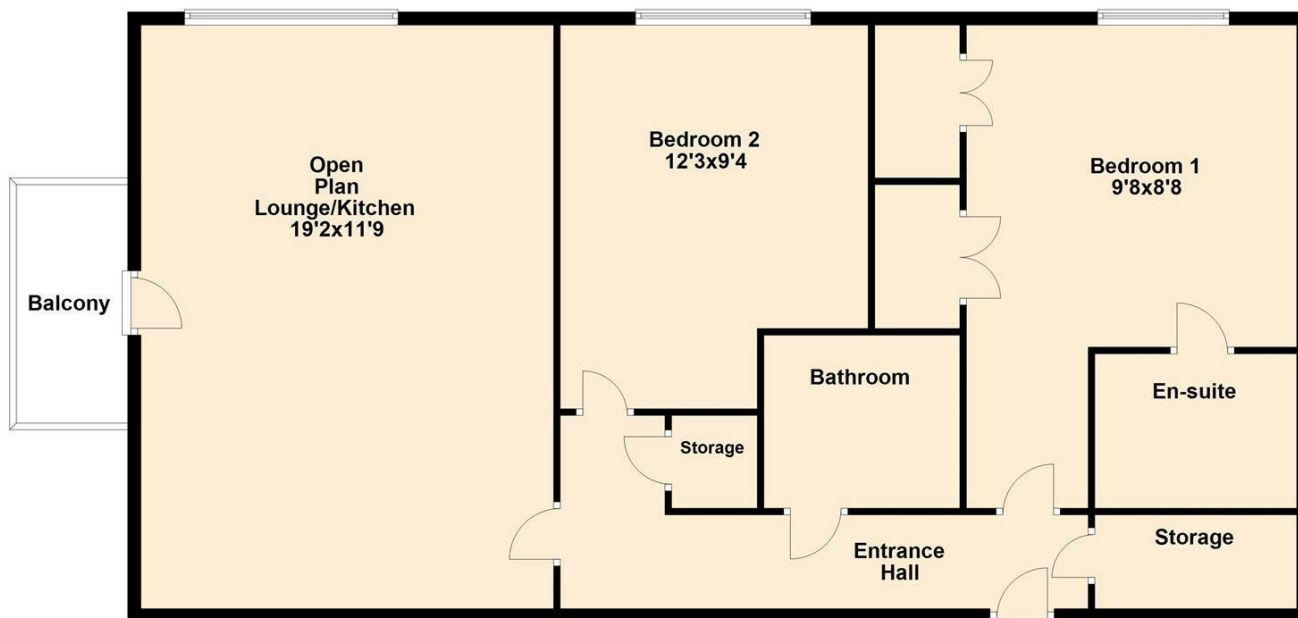
Epping is a market town and civil parish in the Epping Forest District and is surrounded by the northern end of Epping Forest, and on a ridge of land between the River Roding and River Lea valleys and is the terminus for London Underground's Central line.

The town has a number of historic Grade I and II* and Grade II listed buildings whilst most of its population live centrally on and around the High Street, about a thousand people live in the popular village of Coopersale which, while physically separated from Epping by forest land, is still part of the civil parish.

Epping is served by several rail, bus and road routes, as well as walking, running and cycling trails, whilst its market attracts shoppers from surrounding villages and towns every Monday.



Floor Plan





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