Daniel Frank



## Flat 12 Edmunds House 40-42 Hemnall Street

A spacious chain free two-bedroom second floor apartment in prime Epping location. Welcome to Edmunds House, a beautifully presented two-bedroom, two-bathroom second floor apartment perfectly positioned between Epping High Street and Epping Central Line Station. Ideal as a first-time purchase or buy-to-let investment, this immaculate home offers modern living with fantastic convenience.

Step inside to a welcoming hallway with handy storage, leading to a bright and airy open-plan living space, thoughtfully designed for relaxing, dining, and cooking. The adjoining fitted kitchen features integrated appliances and stylish cream cabinetry.

The principal bedroom boasts built-in wardrobes and a private en-suite shower room and the second double bedroom is generously sized, accompanied by a sleek main bathroom suite.

Additional benefits include double glazing throughout and secure, allocated parking behind a remote-controlled gated entrance, providing peace of mind for your vehicle.

Nestled on Hemnall Street just off Station Road, this apartment offers unparalleled access to everything Epping has to offer. Enjoy a short stroll to the Central Line station, local cafes, restaurants, shops including an M&S Foodhall, and beautiful green spaces nearby.

Currently let at £1,300 PCM, this property presents a fantastic opportunity for investors or those seeking a comfortable home in a thriving commuter hotspot.

Lease remaining - 123 years. Service charge - £2990.00 per annum.

**Tenure** Leasehold **Council** Epping Forest

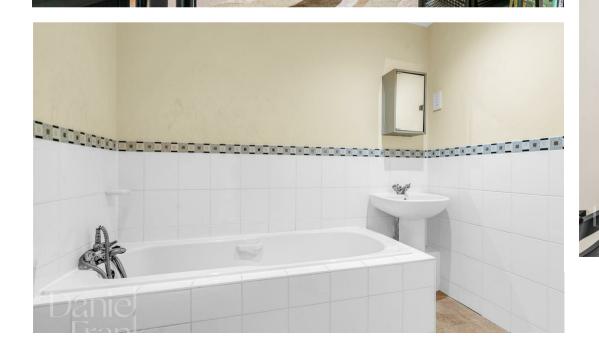












Your Next Chapter





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