

Gross Internal Floor Area:
Approximately
787 sq.ft. / 73 sq.m.

Floorplan drawn by
Stevenette &
Company LLP



FREE MARKET APPRAISAL

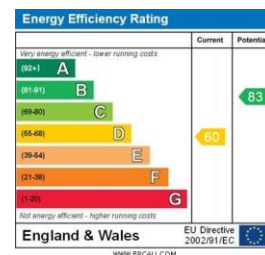
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



6 Pine View Manor
Hartland Road, Epping, CM16 4PA
£420,000



GARAGE

17' 8" x 8' 6" (5.38m x 2.59m)

Measured externally.

TENURE & SERVICE CHARGE

We understand the property to be leasehold (share of freehold) and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). The current remaining term of the lease is understood to be in the region of 138 years (subject to confirmation by the seller's solicitor).

An annual service charge understood to be in the region of £1667 is administered (payable in two half-yearly instalments) and this includes maintenance of the communal areas and grounds, buildings insurance and a small ground rent.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



- First Floor Apartment
- Balcony Overlooking Gardens
- Smartly Presented

- Electric Heating
- Double Glazing
- Garage En-Bloc

Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

Offered with NO ONWARD CHAIN, a smartly-presented First Floor flat within Pine View Manor - one of the town's most highly regarded apartment developments. The property, which has electric heating and uPVC double glazing, offers 2 double- Bedroom accommodation within very good walking distance of the Underground Station and Epping's High Street with its broad range of shops, cafés and amenities. A balcony provides very pleasant views over the well presented and leafy grounds, which include communal gardens and a single GARAGE.

GROUND FLOOR

COMMUNAL HALLWAY

Doors allow access to separate areas of communal gardens and a staircase leads to the first floor. An intercom door-release system is in operation

FIRST FLOOR

HALLWAY

LIVING & DINING ROOM

17' 9" x 13' 7" (5.41m x 4.14m)

KITCHEN

10' 2" x 7' 10" (3.1m x 2.39m)

LOBBY

BEDROOM 1

13' 8" x 12' 5" (4.17m x 3.78m)

BEDROOM 2

13' 5" x 9' 0" (4.09m x 2.74m)

SHOWER ROOM & WC

EXTERIOR

The property stands within substantial grounds of well-tended lawns, trees and established planted borders. A paved pathway leads through the gardens to the Garage block within which there is a:

