



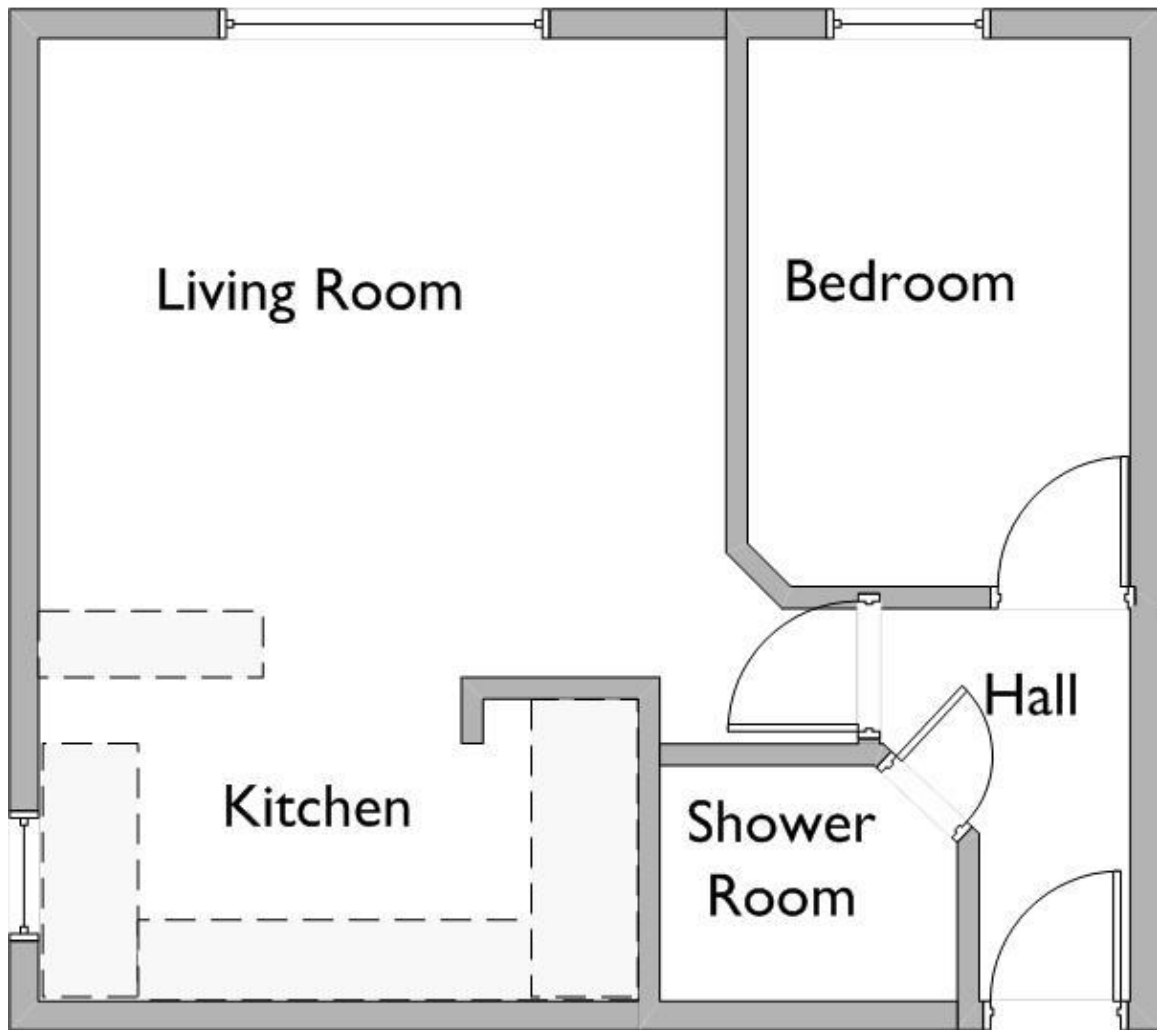
- Ground Floor Apartment
- Close to Station and Local Shops
- Allocated Parking Space
- Modern High Spec Decoration
- Unfurnished
- Electric Heating

Located in a popular development and within a short walking distance of Epping High Street and Epping Underground Station (City and West End approx. 45 minutes), this smart and modern ground floor apartment offers one bedroom accommodation with electric heating, modern bathroom, modern kitchen and one allocated parking space.

Stevenette

**94 Woodland Grove
Epping, CM16 4NF
£1,275 pcm**

Ground Floor





Gross Internal Floor Area:
Approximately 466.8 sqft /
43.4 sqm

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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.