

Gross Internal Floor Area: Approximately
718 sq.ft / 67 sq.m.

FREE MARKET APPRAISAL

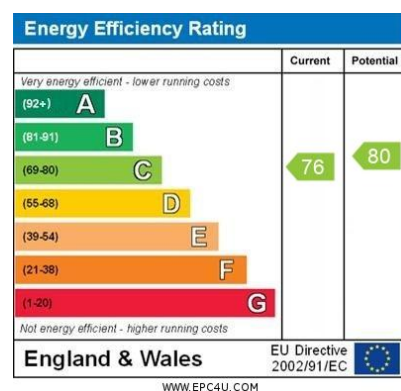
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



5 Spriggs Court
Epping, CM16 6SD
£400,000



- Ground Floor Flat
- 2 Double Bedrooms
- Double Glazed Sash Windows

- Gas Central Heating
- Long Lease (Share of Freehold)
- Garage En-Bloc

Offered with NO ONWARD CHAIN, a rare opportunity to acquire a GROUND FLOOR flat in this established development that stands immediately on the edge of the Memorial Green. Spriggs Court is one of the town's most-highly-regarded developments of its type, being well-placed for access to Epping's shops, restaurants, cafés and Underground Station. The apartment (offered with a share of the freehold) has been modernised in recent years and has its own French Doors allowing independent access, making an ideal downsize home. A freehold single garage en-bloc complements the off-street parking available adjacent to the apartment.

THE ACCOMMODATION COMPRISES

COMMUNAL HALL

Remote opening via intercom. Leading from the communal hall is a storage room within which no.5 has two lockers.

ENTRANCE HALL

Built-in cloaks cupboard.

LIVING ROOM

16' 11" x 11' 5" (5.16m x 3.48m)

KITCHEN

11' 5" x 6' 0" (3.48m x 1.83m)

DINING AREA

9' 4" x 9' 2" (2.84m x 2.79m)

BEDROOM 1

13' 8" x 9' 4" (4.17m x 2.84m)

BEDROOM 2

11' 11" avg x 9' 9" (3.63m x 2.97m)

SHOWER & WC

Contemporary large walk-in shower cubicle, lavatory and hand basin.

EXTERIOR

The building is approached over an area of hardstanding made available for residents' parking.

A single garage is located within the block immediately to the northeast of the development.

TENURE AND SERVICE CHARGES

We understand the property to be leasehold - share of freehold and vacant possession is to be granted upon completion. The remaining length of the lease is understood to be in the region of 972 years (subject to confirmation by the seller's solicitor). 999 years commencing 28 May 1997.

A service charge understood to be in the region of £154pcm is administered in respect of maintenance of the building, maintenance reserves, cleaning of the communal areas, window cleaning and buildings insurance (subject to confirmation by the seller's solicitor).

COUNCIL TAX

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

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.



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

