

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



#### FREE MARKET APPRAISAL

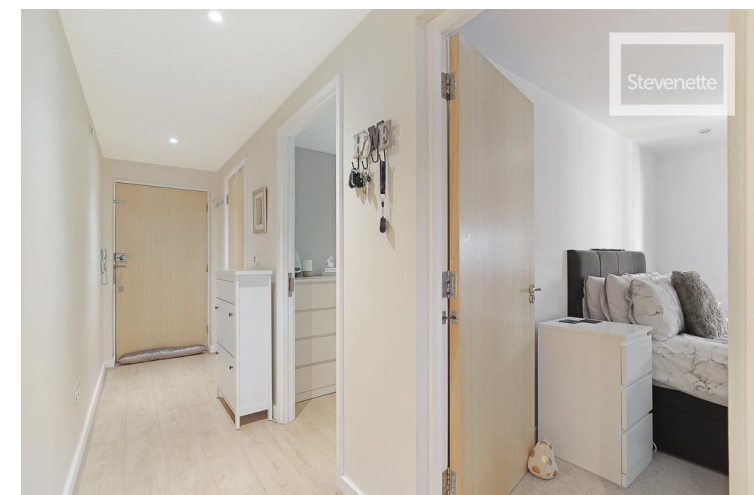
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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.




EPC - tbc

Stevenette

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 @StevenetteandCoLLP

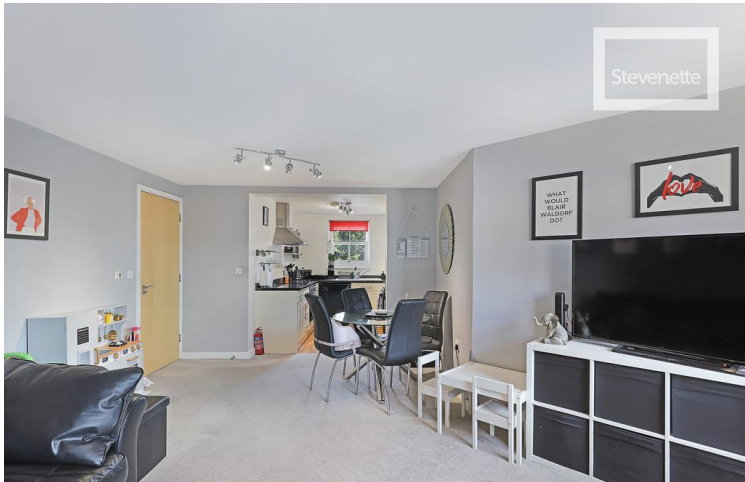
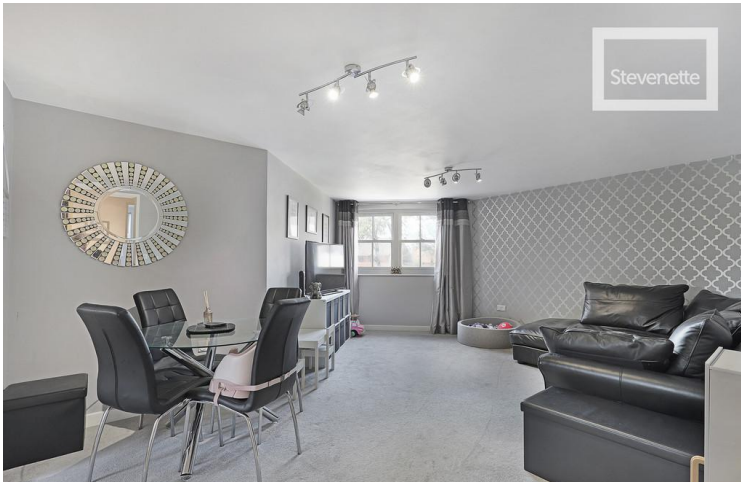
 @StevenetteandCo



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.

Stevenette

11 Hemnall Mews  
Epping, CM16 4LJ  
£375,000



- Modern First Floor Apartment
- Electric Underfloor Heating
- Double Glazing
- Secured Underground Parking
- Lift
- Good Lease

Just minutes' walk from the Central Line Station and the High Street where there's a vibrant range of shops, cafes, coffee shops and restaurants, this first-floor lift-served flat is a real find. Far larger than most, the 2-double-bedroom accommodation (with 2 bath/shower rooms) is beautifully balanced and there's a feature open plan living room open to the fully fitted kitchen - a really social space. Epping offers the best of both worlds with great commutability, a real feeling of community and, on the doorstep, the wonderful walks and biking in Epping Forest at the weekend.

## FIRST FLOOR

### ENTRANCE HALL

### LIVING & DINING ROOM

18' 0" x 17' 7" (5.49m x 5.36m)

### KITCHEN

8' 8" x 8' 1" (2.64m x 2.46m)

### BATHROOM & WC

7' 9" x 6' 8" (2.36m x 2.03m)

### BEDROOM 1

17' 11" x 11' 5" (5.46m x 3.48m)

### EN-SUITE, SHOWER ROOM & WC

6' 1" x 5' 9" (1.85m x 1.75m)

### BEDROOM 2

10' 11" x 11' 8" (3.33m x 3.56m)

### PARKING

Below the building is an underground car parking area within which the apartment has an allocated space. This area is secured by an electrically-operated shutter door (remote activated).

Hemnall Street is a Residents' Parking zone and on-street permits are available through Epping Forest District Council.

## SERVICES

Mains electricity, water and drainage 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.

## TENURE & SERVICE CHARGES

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The lease is understood to be 125 years from 29 September 2005 (105 years remaining).

An annual service charge is understood to be in the region of £2800 and includes maintenance, cleaning and electricity for the communal areas and lifts, buildings insurance and block management. Ground Rent TBC.

## COUNCIL TAX

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

## SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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

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

