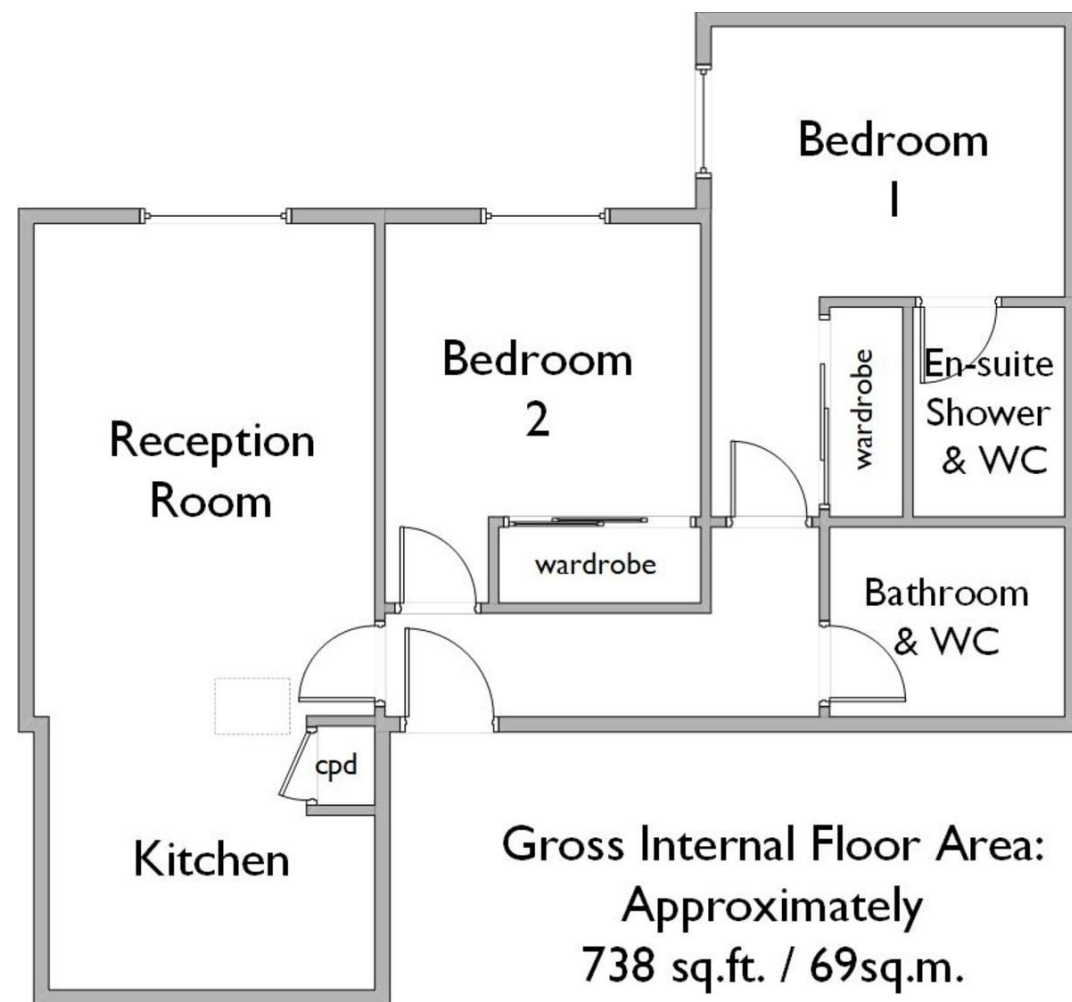




FREE MARKET APPRAISAL

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.

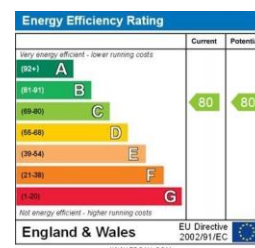
FINANCIAL SERVICES

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.

Stevenette



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

@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

Baker's Court, Hemnall Street,
Epping, CM16 4LW
£380,000



- Top Floor Flat
- 2 Double Bedrooms
- 2 Bath / Shower Rooms
- Allocated Parking Space
- Gas Underfloor Heating
- Double Glazing

Offered with NO ONWARD CHAIN this top floor flat occupies a prime position in one of the most exciting developments to have been built in recent years immediately adjacent to Epping High Street. The excellent range of coffee shops, restaurants, shops and other amenities of the town are just minutes walk away - as is the Central Line station (City and West End approx 45 minutes). Bakers Court is a high quality development of just 8 apartments with a boutique hotel feel and each apartment has an allocated PARKING SPACE.

COMMUNAL HALL AND STAIRS

Entered through a video security entry phone system.

SECOND FLOOR

ENTRANCE HALL RECEPTION ROOM

16' 2" x 10' 9" (4.93m x 3.28m)

Open to:

KITCHEN

10' 9" x 10' 2" (3.28m x 3.1m)

BEDROOM 1

16' 6 (Max)" x 11' 7" (5.03m x 3.53m)

EN-SUITE SHOWER ROOM & WC

6' 11" x 5' 1" (2.11m x 1.55m)

BEDROOM 2

12' 5" x 10' 2" (3.78m x 3.1m)

BATHROOM & WC

7' 8" x 6' 3" (2.34m x 1.91m)

EXTERNAL

The property is accessed from Hemnall Street and has a tarmac parking area within which Flat 5 has an allocated space with a retractable security bollard. Within the car park is a communal cycle-storage shed and bin store.

TENURE AND SERVICE CHARGES

The property is understood to be Leasehold with the lease being 125 years commencing in 2014.

The property is currently occupied by a tenant in a periodic tenancy. That tenancy is due to expire in October 2025 though we understand is subject to a 2-month break clause. We understood that annual service charge is administered in respect of maintenance and cleaning of the communal areas, communal lighting, buildings insurance and block management. For the year 2025 this figure is understood to be £1840. Ground rent is understood to be in the region of £400 per annum.

POTENTIAL LETTING

The current tenant is understood to be paying £1700pcm and we would anticipate that a suitable asking rent may now be in the region of £1800pcm.

SERVICES

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

SCHOOL PRIORITY (CATCHMENT) AREA

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

COUNCIL TAX

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

BROADBAND

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

AGENTS NOTE RE PHOTOS

The internal photos used were taken before the current tenant took occupation.

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

