



- First Floor Flat
- Popular Development
- 2 Bedrooms
- Allocated 2 x Parking
- Double Glazing
- Electric Heating

Offered with NO ONWARD CHAIN and occupying a good position on the first floor of the building and with greenery to the rear, this apartment provides 2-bedroom accommodation with double glazing and modern electric heating. The kitchen and shower room have both been updated recently and the flat is 'turn-key' - just ready for the new owner to come in, put their furniture down and begin enjoying all that Epping has including a short walk to Epping Station (from which the City and West End can be reached within approximately 45 minutes.), the cafés, restaurants and shops of the High Street and the wonderful walks and biking in Epping Forest. The property has two allocated parking spaces and visitor spaces are available.

FIRST FLOOR

RECEPTION ROOM

16' 4" x 12' 1" (4.98m x 3.68m)

KITCHEN

9' 6" x 7' 9" (2.9m x 2.36m)

SHOWER ROOM & WC

7' 1" x 5' 0" (2.16m x 1.52m)

BEDROOM 1

12' 0" x 9' 0" (3.66m x 2.74m)

BEDROOM 2

8' 6" x 6' 10" (2.59m x 2.08m)

EXTERIOR

The buildings stand in a site providing areas of communal lawned gardens with established trees and shrubs. Within a courtyard parking area flat no.8 has an allocated tandem space (no.27) for two vehicles and a pathway gives direct access to the Station.

TENURE & SERVICE CHARGE

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). We understand that a lease of 125 years was granted on 1 May 2000 (100 years remaining).

We are informed there is a service charge in the region of £1270.56 per annum in respect of window cleaning, maintenance of the communal gardens, maintenance and cleaning of the communal areas and buildings insurance. We understand that ground rent of £175 per annum is currently payable.

BROADBAND

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

SERVICES

Mains electricity, water and drainage services are understood to be connected. No services or installations have been tested.

COUNCIL TAX

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



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

