



- Studio Apartment

- Close to Epping High Street

- Good Transport Links

- Unfurnished

- Utility Bills Included

- Pleasant Market Town Setting

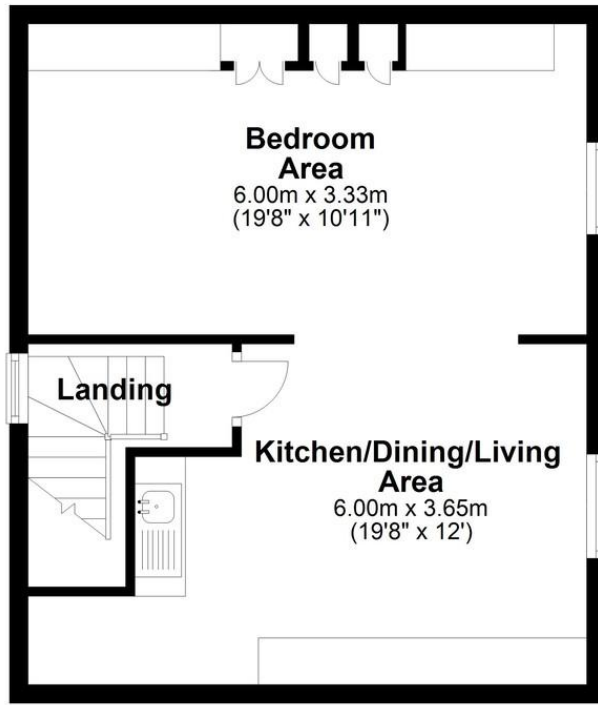
Located within a short walking distance of Epping High Streets amenities and Underground Station, this studio apartment provides well-proportioned accommodation including an open-plan living/dining and kitchen area, bedroom and downstairs bathroom. Utility bills (water, gas and electric) are included subject to a capped amount of £150 per month.

**Stevenette**

**41 Church Hill  
Essex, CM16 4RA  
£1,200 pcm**

## First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



## Ground Floor

Approx. 9.3 sq. metres (99.8 sq. feet)



Total area: approx. 51.4 sq. metres (553.2 sq. feet)

# Stevenette

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.