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Blenheim Square, North Weald, CM16

**** TWO BEDROOM COACH HOUSE STYLE FLAT WITH A BALCONY ** ** EN-SUITE TO MASTER BEDROOM ** ** COVERED PARKING SPACE ** ** BALCONY** ** VILLAGE LOCATION** ** ACCESS TO EPPING HIGH ROAD AND CENTRAL LINE STATION ** ** GAS CENTRAL HEATING ** ** EPC rating: C. Council Tax C ** SERVICE CHARGE £1098.30p PER YEAR, PEPPERCORN GROUND RENT ****
****UNEXPIRED LEASE OF 110 YEARS****

Asking Price £299,995.00 (Leasehold)



Blenheim Square, North Weald CM16**Lounge/Kitchen**

5.9m (19'4) x 4.18m (13'9)

**Kitchen****Bedroom One**

3.28m (10'9) x 3.05m (10'0)

**En Suite****Bedroom Two**

3.05m (10'0) x 2.5m (8'2)



Bathroom



Balcony



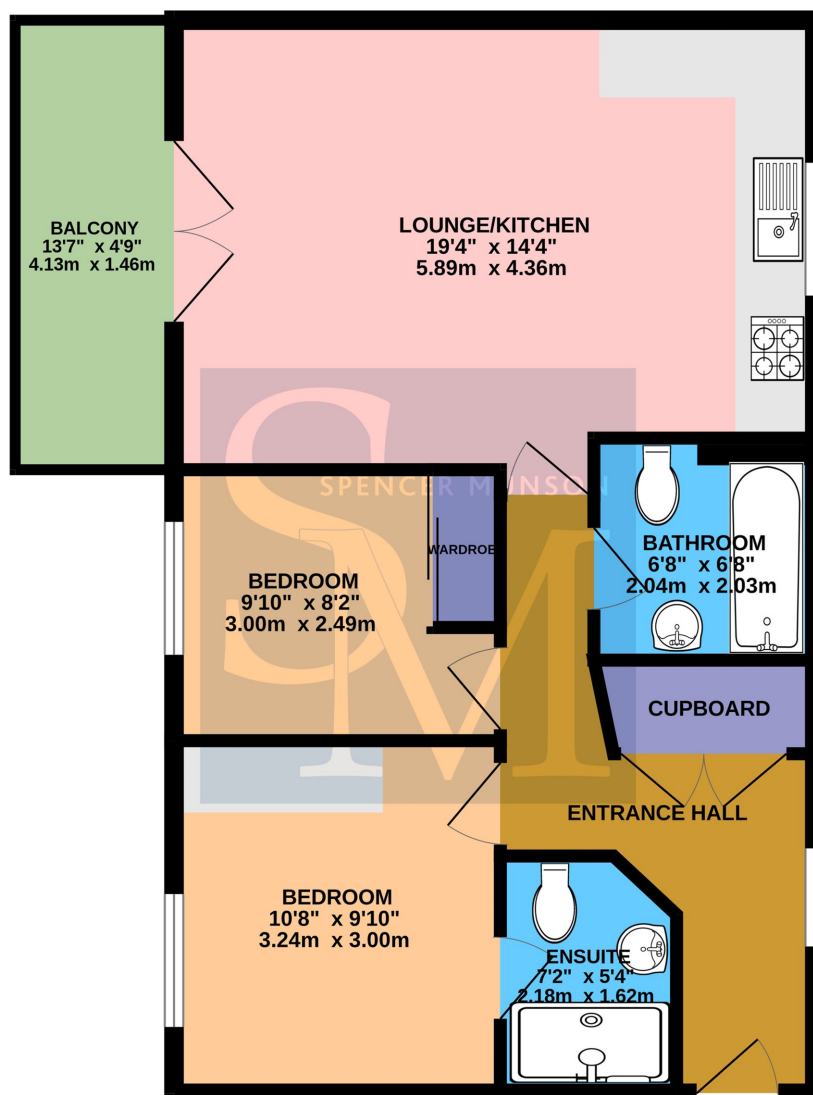
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We are delighted to offer for sale this 2 bedroom "coach-house" style apartment situated in the village of North Weald, offering easy access to Epping High Street boasting shops, restaurants, bars and Epping Central Line Station. Easy access for the M11 and M25. This delightful property has a fashionable kitchen, leading onto a Lounge with a Balcony. There are two double bedrooms with an en-suite shower room to the main bedroom, gas central heating and an allocated covered parking space. A viewing is highly recommended. EPC Rating C. Council Tax C. Services Charge £1098.30p per annum. Unexpired lease 110 years. Ground rent peppercorn

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.