



Theydon Bower, Bower Hill, Epping
Asking Price £775,000



MILLERS
PORTFOLIO HOMES

**** EXCLUSIVE GATED DEVELOPMENT**
**** LUXURY TWO BEDROOM**
APARTMENT ** UNDERGROUND
PARKING FOR TWO VEHICLES ** This truly amazing apartment offers magnificent views over the communal grounds and open fields beyond, offering spacious and well planned layout measuring over 1300 square feet. Accommodation comprises communal entrance with stairs and lift to upper floors, a grand entrance hallway with video entry phone, an impressive lounge opening onto a dining area with lots of natural light from 2 sash windows and French doors with Juliet balcony, fully fitted kitchen/breakfast room, master bedroom with dressing area and en-suite shower room, a further double bedroom with dressing area and separate bathroom. The apartment benefits from underground parking for two vehicles plus visitors parking close by. Beautiful well stocked and immaculately tended communal gardens with numerous places to sit and admire the views.

Theydon Bower is situated on top of Epping Central Line station making it perfect for trips to London. A short walk to the High Street with its vast array of shops, bars and eateries make this an ideal property for someone looking for a central location close to all the amenities.





GATED DEVELOPMENT

Entrance Porch

Communal Entrance Hallway

Entrance Hall

Living Room

22'5" x 17'4" (6.82m x 5.29m)

Juliet Balcony

4'0" x 0'7" (1.23m x 0.18m)

Dining Area

11'5" x 10'5" (3.49m x 3.18m)

Kitchen/Breakfast Room

9'8" x 10'11" (2.95m x 3.32m)

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Bedroom One

16'6" x 14'6" (5.03m x 4.43m)

Juliet Balcony

4'8" x 0'11" (1.43m x 0.28m)

Dressing Area

6'2" x 6'0" (1.87m x 1.84m)

En-suite Shower Room

9'3 x 5'11 (2.82m x 1.80m)

Dressing Area

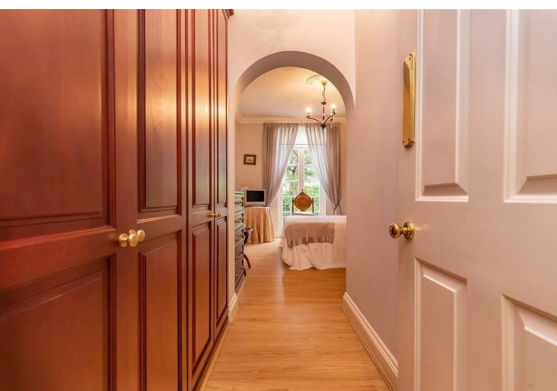
2'10" x 6'2" (0.87m x 1.87m)

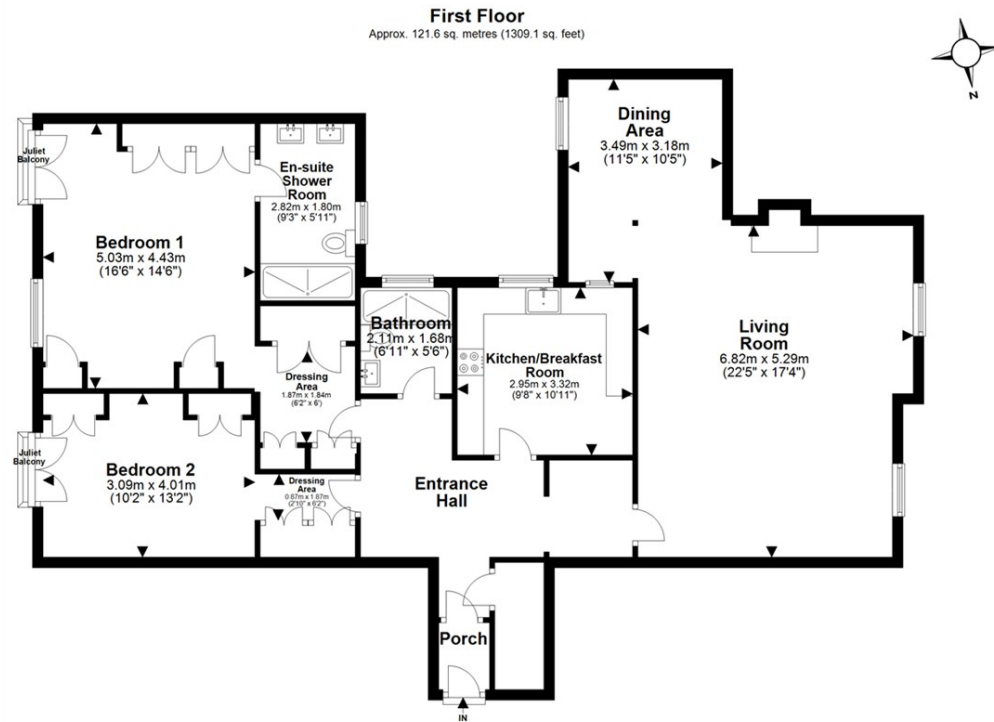
Bedroom Two

10'2" x 13'2" (3.09m x 4.01m)

Underground Parking

Extensive Communal Grounds



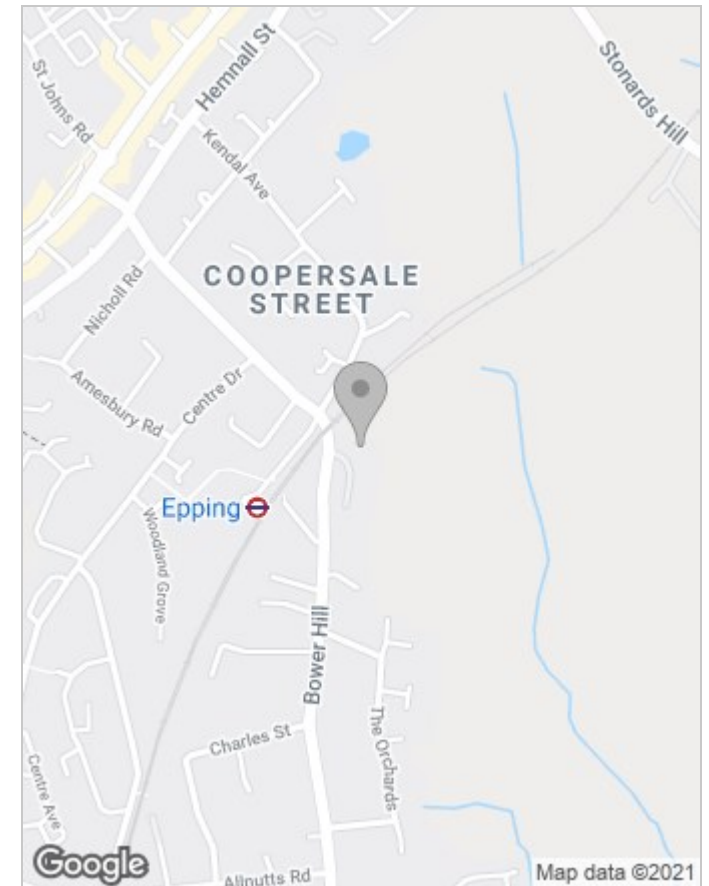


Total area: approx. 121.6 sq. metres (1309.1 sq. feet)
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		