



Half Moon Lane, Epping, CM16 4AH

* TWO DOUBLE BEDROOMS * LUXURY APARTMENT * TERRACE * UNDERFLOOR HEATING * ALLOCATED PARKING * SHORT WALK TO STATION *

Millers are pleased to offer this two double bedroom apartment set within this modern and contemporary development. This superb property is located on the High Road in Epping within easy reach of the bars, cafes, restaurants and public houses and just a short walk to Epping tube station. The accommodation comprises two good size bedrooms both laid out with carpet with main bedroom offering a walk-in wardrobe. An open plan living/dining room with sliding door to terrace, fitted kitchen with granite work surfaces and integrated appliances including an AEG oven & hob, dishwasher and a luxury three-piece bathroom. In addition, the property boasts double-glazing, gas underfloor heating, terrace, passenger lift, video entry system and off-street allocated parking.

* The property is AVAILABLE 13th April 2024 on an UNFURNISHED BASIS *

Revival Court is located in a highly desirable position off the High Street which is conveniently placed within a short walk to the shops, restaurants, bars and cafes. Revival Court is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



£1,750 Per Calendar Month

- LUXURY APARTMENT
- OPEN PLAN ACCOMODATION
- ALLOCATED PARKING
- TWO BEDROOMS
- BATHROOM WITH OVER-BATH RAINSHOWER
- UNFURNISHED BASIS
- FULLY FITTED KITCHEN
- UNDERFLOOR HEATING
- AVAILABLE 13TH APRIL 2024



MILLERS
LETTINGS



FIRST FLOOR

Internal	676 SQ FT	62.8 SQ M
Terrace	197 SQ FT	18.3 SQ M
Living/Kitchen	23'6 x 12'6	7.2m x 3.8M
Bedroom 1	12'5 x 8'10	3.8m x 2.7m
Bedroom 2	12'9 x 9'10	3.9m x 3m

Property Dimensions

GROUND FLOOR

Communal Access

Passenger Lift

FIRST FLOOR

Entrance Hallway

Open Plan Lounge & Kitchen

23'06 x 12'06 (7.16m x 3.81m)

Fitted Kitchen

Living Room

Terrace

Bedroom One

12'05 x 8'10 (3.78m x 2.69m)

Walk-in Wardrobe

Bedroom Two

12'09 x 9'10 (3.89m x 3.00m)

EXTERNAL AREA

3- Piece Family Bathroom

Allocated Parking

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 13th April 2024 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E



Directions

Start: 229 High St, Epping CM16. Head south-west on High St/B1393 towards High St/B1393. Go through 2 roundabouts. Turn left. Arrive: Epping CM16.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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