



Woodland Grove, Epping

Guide Price £315,000



MILLERS
ESTATE AGENTS

*** TOP FLOOR APARTMENT * 350 METERS TO STATION * ALLOCATED PARKING * NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * PRETTY COMMUNAL GARDENS * NEW 125 YEAR LEASE ***

We are pleased to offer for sale this wonderful two double bedroom top floor apartment benefitting from an allocated parking space with additional visitors parking, situated in an excellent location close to Epping Central Line Station serving London and a short walk to the High Street.

The accommodation comprises a front door allowing access to the entrance hall, doors to lounge/diner, archway leading to a modern kitchen which is fitted with a range of wall and base units and rolled edge working surfaces. Double bedroom with built in wardrobes to one wall and a further double bedroom and family bathroom with white fitted 3 piece suite. The owners have recently redecorated throughout and fitted new carpets.

Woodland Grove is located within central Epping and affords many benefits for the residents enjoyment of this desirable development. These include a number of communal gardens many with lawn areas and shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in block hallways with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage. The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.





Communal Entrance Hallway

Entrance Hall

Living Room

10'11" x 16'5" (3.32m x 5.01m)

Kitchen

6'1" x 10'2" (1.85m x 3.10m)

Bedroom 1

13'5" x 9'0" (4.09m x 2.74m)

Bedroom 2

8'8" x 8'4" (2.63m x 2.55m)

Bathroom

4'6" x 7'5" (1.37m x 2.26m)

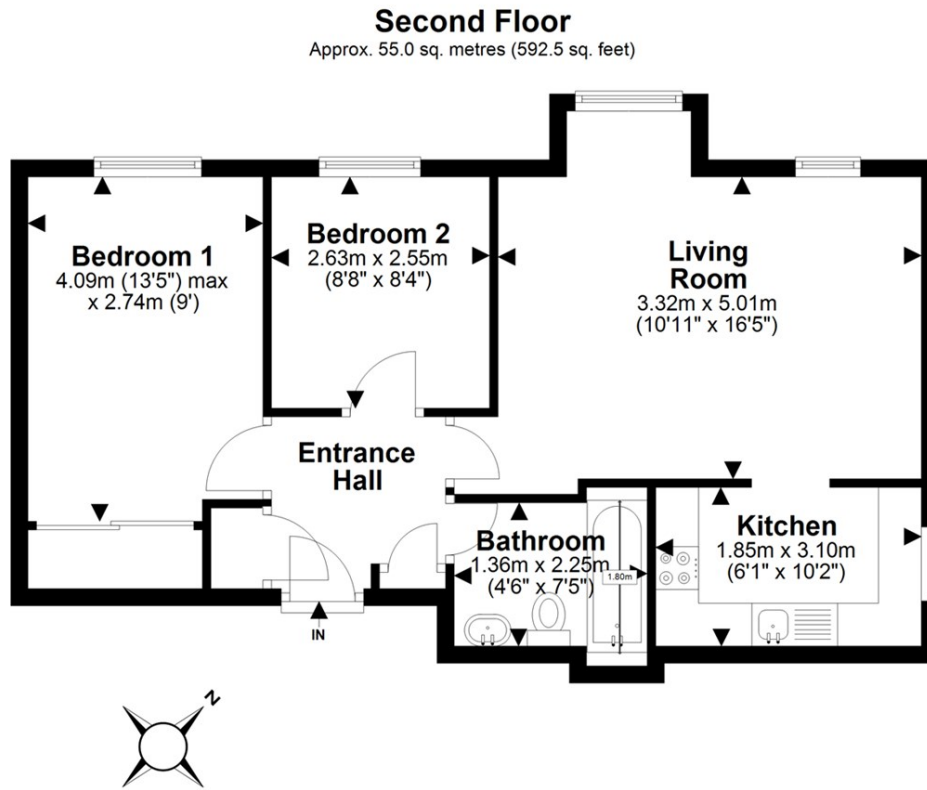
Exterior

Communal Gardens

Allocated Parking

Visitors Parking





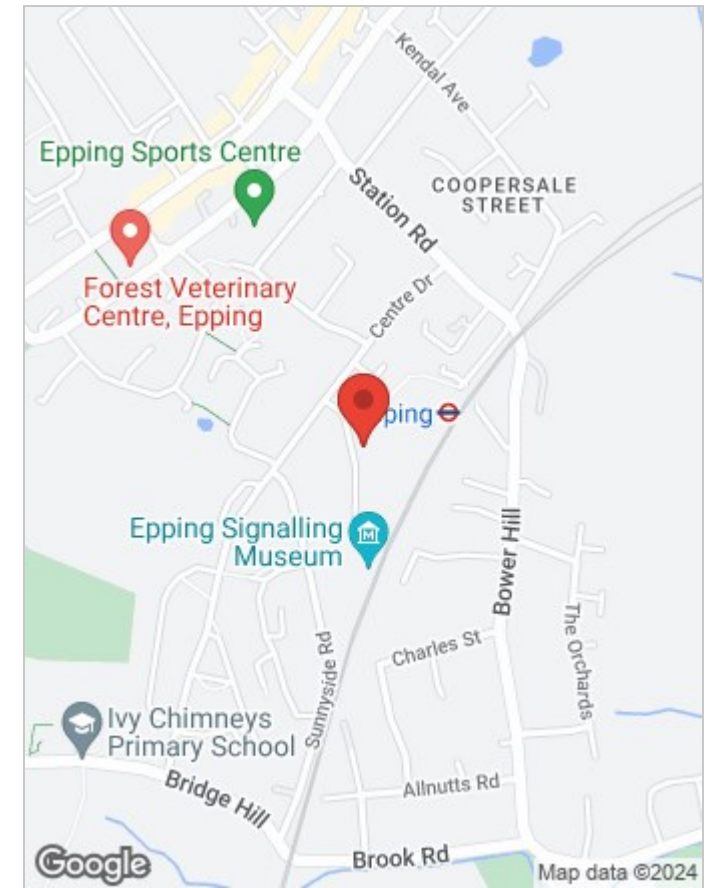
Total area: approx. 55.0 sq. metres (592.5 sq. feet)

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	
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	EU Directive 2002/91/EC	69	78
			England & Wales
			EU Directive 2002/91/EC

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