



Redgrove House, Stonards Hill, Epping

Guide Price £375,000



MILLERS
ESTATE AGENTS

*** FABULOUS PURPOSE BUILT APARTMENT * TWO BEDROOMS * GARAGE & PARKING * LONG LEASE TERM * MINUTES TO HIGH STREET & STATION * VIEWS OVER VILLAGE GREEN ***

A superb purpose built top floor apartment in excellent decorative order with a modern fitted kitchen and bathroom, spacious lounge/diner and two bedrooms. Pretty communal gardens along with a garage, additional parking and a long lease. Excellent location on top of the High Street and a short walk to Epping Central Line station.

Accommodation comprises with a communal entrance via a secure entry phone system with stairs to all floors leading to front door. Entrance hallway, impressive lounge/diner with wood effect flooring, a newly fitted contemporary kitchen and bathroom, along with two bedrooms. The property is in excellent decorative order with a long lease. Outside benefits with a pretty communal garden with a lawn and seating area and surrounding flower and shrubs borders. There is a single garage with additional off street parking to the front.

The property is in a fabulous location opposite the village green and just off the High Street giving easy access to Epping Central line station plus the vast array of shops, eateries, coffee shops, bars and restaurants. Epping Forest walks are also on your doorstep.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. 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.





Security Entryphone System

Communal Entrance Hallway

Entrance Hall

Living Dining Room

14'1" x 16'4" (4.29m x 4.98m)

Kitchen

10'9" x 6'11" (3.27m x 2.12m)

Bathroom

6'9" x 7'4" (2.06m x 2.24m)

Bedroom Two

9'11" x 6'11" (3.03m x 2.12m)

Bedroom One

10'9" x 10'4" (3.27m x 3.15m)

EXTERNAL AREA

Communal Gardens

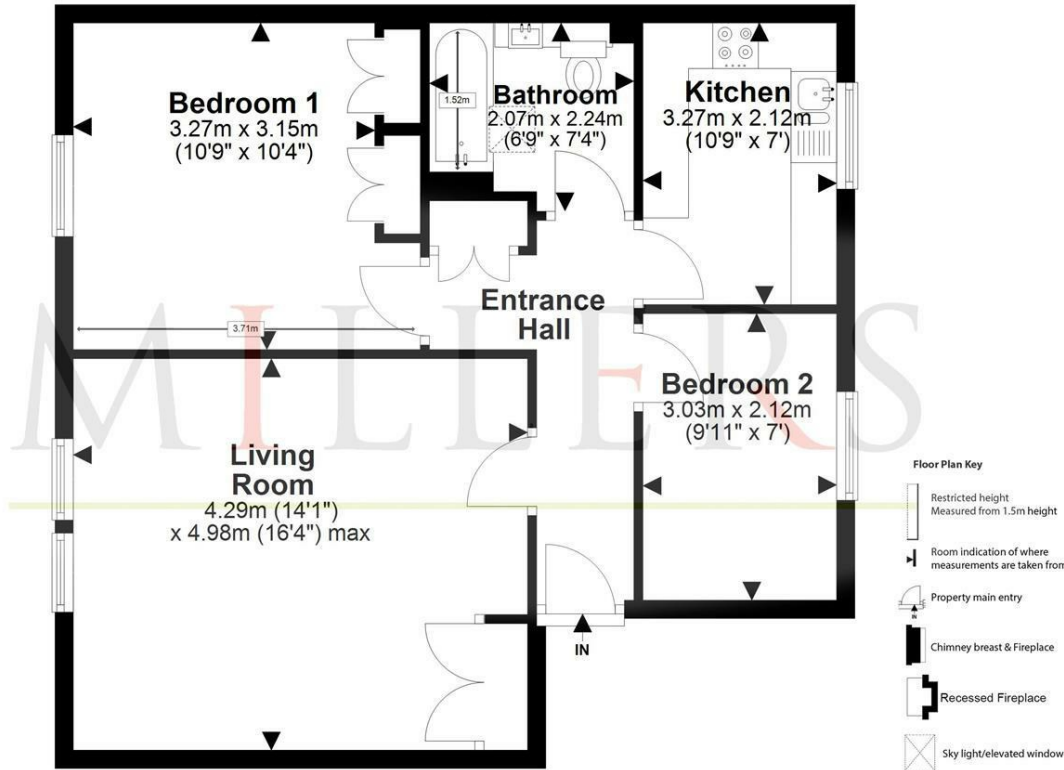
Single Garage

Off Street Parking



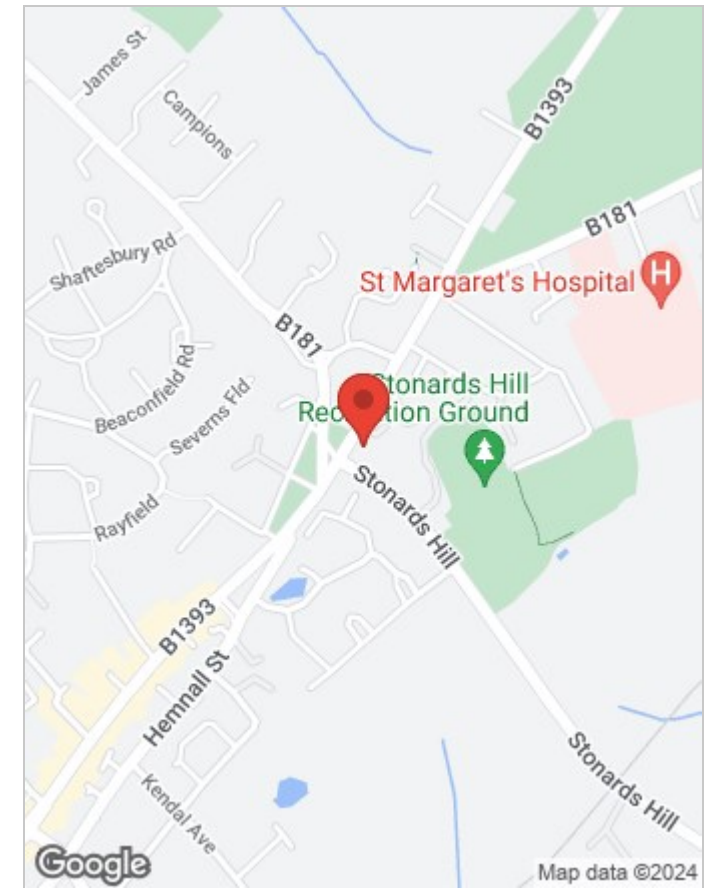
Second Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 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.



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	73	77
			England & Wales
			EU Directive 2002/91/EC

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.

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