



Cedar Court, Epping, CM16 4HL

* PRIVATE DEVELOPMENT * ONE BEDROOM & EN-SUITE SHOWER ROOM * RAISED GROUND FLOOR APARTMENT * WELL PRESENTED * ALLOCATED PARKING *

Millers are pleased to present this spacious and well presented one bedroom raised ground floor apartment situated within the sought after and private development of Cedar Court. The accommodation comprises communal hallways and landings leading to a private front door. The inner hallway leads to a WC, storage cupboard and a great sized lounge with balcony leading off. A double bedroom with built in wardrobes and en-suite shower room. The kitchen comes fitted with white goods and offers ample countertop space along with wall and base units. The communal grounds provide gardens, a covered allocated parking space, additional visitors parking and communal refuse area.

* The property is AVAILABLE 8th June 2024 on a FURNISHED basis *

Cedar Court is situated within a short walk of the High Street with its array of cafes, bars, restaurants and boutique shops. Parts of Epping Forest and arable farmland are accessible on foot and transport links are provided via Epping's Central Line Tube Station serving London, the M11 at Hastingwood and M25 at Waltham Abbey.



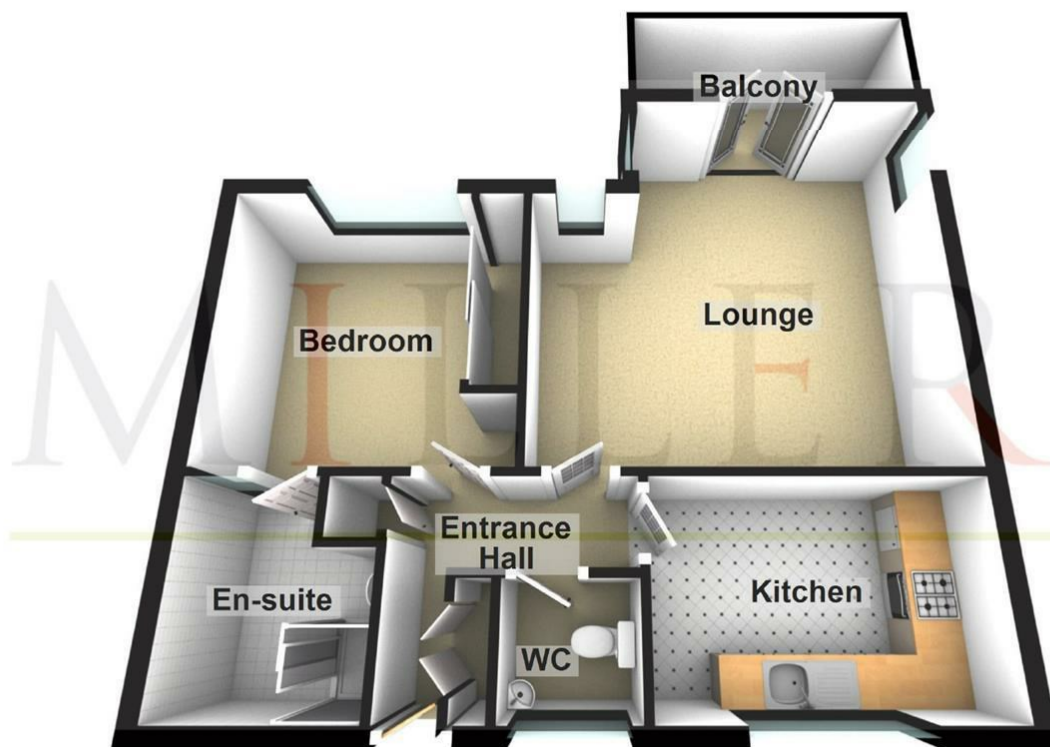
£1,400 Per Calendar Month

- GROUND FLOOR APARTMENT
- LOUNGE WITH BALCONY
- NEXT TO EPPING STATION
- ONE DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- FURNISHED BASIS
- FITTED KITCHEN
- PROTECTED PARKING
- AVAILABLE 8TH JUNE 2024



MILLERS
LETTINGS

Ground Floor



Total area: approx. 50.1 sq. metres (538.9 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced
Plan produced using PlanUp.

Property Dimensions

GROUND FLOOR

Communal Entrance Door

Private Front Door

Inner Hallway

Doors Leading to:

Fitted Kitchen 11'02 x 7'04 (3.40m x 2.24m)

Storage Cupboard

Lounge 16'03 x 15'00 (4.95m x 4.57m)

Private Balcony

Double Bedroom 10'07 x 8'11 (3.23m x 2.72m)

En-Suite Shower Room 7'07 x 5'08 (2.31m x 1.73m)

W/C

EXTERNAL AREAS

Protected & Communal Car Parking

Communal Garden

Communal Refuse Area

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 8th June 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 a FURNISHED basis, along with 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 C



Directions

Start: High St, Epping, CM16 4BP. Head south-west on High St/B1393 towards High St/B1393 Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Cedar Ct. Destination will be on the left. Arrive: Cedar Court, Epping, CM16.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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		66	74
EU Directive 2002/91/EC			

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.