



Cedar Court, Epping

* ONE DOUBLE BEDROOM * LOUNGE DINER WITH BALCONY * OFF STREET PARKING * PERFECT POSITION FOR TUBE STATION * AN IDEAL FIRST PURCHASE OR INVESTMENT *

Welcome to Cedar Court, Station Road; a modern development of purpose built flats, located in the heart of Epping. This super property boasts a spacious lounge dining room with a stylish balcony, facing in an easterly direction, just perfect for enjoying a cup of tea on a sunny morning. With one bedroom and an en-suite bathroom, this flat is ideal for a single professional or a couple looking for a cosy first home.

Situated in a modern purpose-built block, this property offers convenience and comfort. The living room with wooden flooring and sliding patio doors is a welcoming space, ideal for relaxing or entertaining guests. The double bedroom has a range of built in wardrobes and a door leading to the en-suite bathroom; a peaceful retreat after a long day.

One of the highlights of this fabulous development is its close proximity to Epping station, making it a commuter's dream. Additionally, with off-street parking available for one vehicle, you can rest assured that your car will always have a secure spot.

Whether you are looking for a first home or a convenient pied-à-terre, this flat is a fantastic opportunity. Don't miss out on the chance to own a property in this desirable location with no onward chain. Contact us today to arrange a viewing and make Cedar Court your new home!

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.

- PRIVATE DEVELOPMENT
- WALK TO EPPING STATION
- CLOSE TO HIGH STREET
- LONG LEASE TERM
- ONE BEDROOM APARTMENT
- PROTECTED PARKING
- SEPARATE KITCHEN
- FIRST FLOOR POSITION
- SECURITY ENTRANCE
- SHARE OF FREEHOLD

Guide Price £300,000



MILLERS
ESTATE AGENTS

Ground Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 51.4 sq. metres (553.2 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

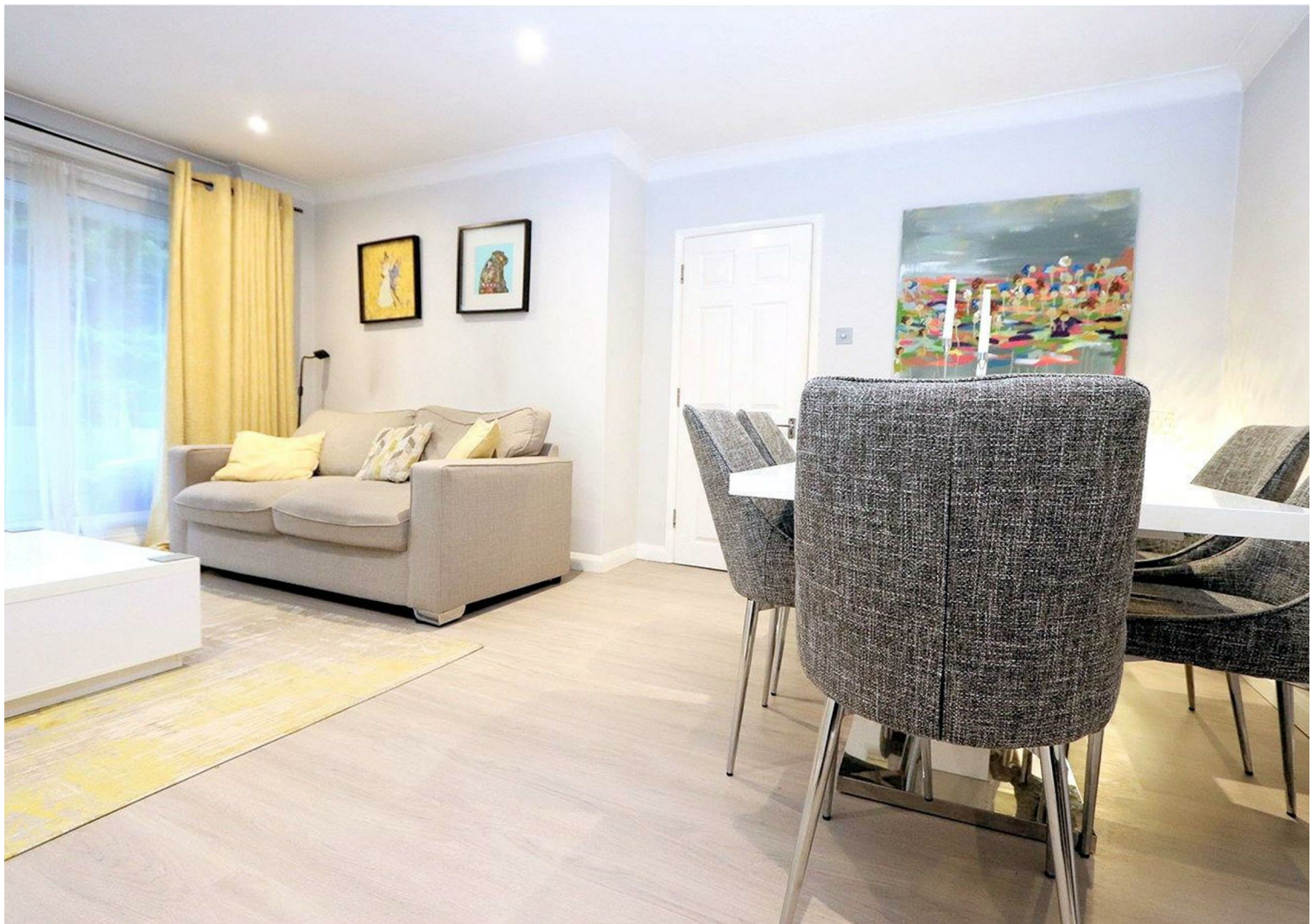
COMMUNAL AREAS

- Communal Car Parking
- Communal Garden
- Communal Stairs & Landings

FIRST FLOOR

- Inner Hallway
- Storage Cupboard
- Fitted Kitchen 10'0" x 7'2" (3.05m x 2.18m)
- Living Room 17'1" x 13'4" (5.21m x 4.06m)
- Private Balcony 3'7" x 11'3" (1.09m x 3.43m)
- Inner Lobby
- Master Bedroom 13'6" x 9'9" (4.11m x 2.97m)
- En-Suite Bathroom 5'6" x 5'6" (1.68m x 1.68m)
- Cloakroom WC 6'0" x 4'1" >2'1" (1.83m x 1.24m >0.64m)





Directions

START: Millers 229 High Street, Epping, CM16 4BP. Head toward the High Street Church along High St/B1393. Take the first exit at the second mini roundabout into Station Road. 0.5. Proceed down the hill past Centre Drive. Turn right into Cedar Court 0.7. The block at the bottom of the hill on the right hand side. Arrive: Cedar Court, Station Road, Epping, CM16 4HL. Section time: 2 min.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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