



Woodland Grove, Centre Drive, Epping.

£329,995



MILLERS  
ESTATE AGENTS

**\* SECOND FLOOR APARTMENT \* SHORT WALK TO STATION \* ALLOCATED PARKING SPACE \* NO ONWARD CHAIN \* TWO DOUBLE BEDROOMS \* COMMUNAL REAR GARDENS \* 158 LEASE TERM & NO GROUND RENT \***

We are delighted to offer this two bedroom, second floor apartment, benefitting from an allocated parking space with additional visitor parking and communal gardens. Situated in a sought after location, close to Epping Central Line Station serving London, yet being a short walk to the High Street or open fields and farmland.

This desirable purpose built development offers a secure telephone entry system to access the individual blocks and permit parking. The accommodation comprises a front door allowing access to the entrance hall, doors lead to the lounge dining room featuring wooden flooring and views over the garden area. An archway opening into the kitchen which is fitted with a range of wall and base units and rolled edge working surfaces. There are two double bedroom a three-piece family bathroom with white sanitary ware and a storage cupboard in the entrance hall.

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.





## GROUND FLOOR

Communal Entrance

## FIRST FLOOR

Entrance Hall

Lounge Dining Room

10'10" x 16'5" (3.30m x 5.01m)

Kitchen

6'0" x 10'3" (1.83m x 3.12m)

Bedroom One

15'3" x 8'11" (4.66m x 2.72m)

Bedroom Two

8'2" x 8'4" (2.50m x 2.53m)

Bathroom (max)

7'5" x 6' (2.26m x 1.83m)

## EXTERNAL AREA

Communal Garden

Allocated Parking Space



