



Mount Road, Epping, CM16 7PH

* GROUND FLOOR APARTMENT * DOUBLE BEDROOM * OPEN PLAN KITCHEN / LIVING AREA * WELL PRESENTED THROUGHOUT * STUNNING SCENIC VIEWS *

Millers are pleased to offer this ground floor apartment situated in the semi-rural Hamlet of Theydon Garnon offering fantastic views to the front and backing onto open countryside; the property is approx 2 miles from Epping. The accommodation offers it's own front door, an open plan living area with a fitted kitchen, a double bedroom and a modern en-suite shower room. There is a small courtyard sitting area at the rear and off street parking available. There property also benefits with electric heating, a loft storage space and double glazing throughout.

Theydon Mount is a short drive to Epping and well placed for Theydon Bois and Abridge which offer a large selection of shops, restaurants and public houses. Several golf courses are within easy reach as are several well regarded state and private schools. Tube transport to London is offered at both Epping and Theydon Bois and road links are available at Loughton for the M11 (southbound) and the M25 at Waltham Abbey. Theydon Bois tube: 3.9 miles, M25 Junction 26: 6.4 miles.

* The property is Available 10th August 2024 on an UNFURNISHED BASIS *



£900 Per Calendar Month

- GROUND FLOOR APARTMENT
- EN-SUITE SHOWER ROOM & W/C
- STUNNING COUNTRY VIEWS
- ONE DOUBLE BEDROOM
- REAR COURTYARD
- UNFURNISHED BASIS
- OPEN PLAN KITCHEN / LIVING AREA
- OFF STREET PARKING
- AVAILABLE 10TH AUGUST 2024



MILLERS

AWAITING FLOORPLAN

Property Dimensions

Own Entrance / Front Door

Fitted Kitchen 10'9 x 8'3 (3.28m x 2.51m)

Living Room 11'3 x 8'3 (3.43m x 2.51m)

Double Bedroom 8'3 x 11'8 (2.51m x 3.56m)

Shower Room & W/C 3'7 x 8'3 (1.09m x 2.51m)

Courtyard Area

Off Street Parking

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 10th August 2024 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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 an UNFURNISHED basis, although there are 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 A



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. Continue onto Bower Hill. Continue onto Stewards Green Rd. Continue onto Mount Rd and the property can be found on your left handside.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.