



## Oak Hill, Woodford Green, IG8 9PF

\* THREE BEDROOMS \* DUPLEX FLAT \* PRESENTS WELL THROUGHOUT \* AVAILABLE 20TH JULY 2024 \*

Millers are pleased to offer this 3 bedroom duplex flat which presents well throughout. The accommodation provides to the first floor a good size lounge, fitted kitchen, bathroom and separate WC, whilst stairs then rise to the second floor with access to two further bedrooms. The property is convenient for surrounding facilities including Highams Park Village Centre and mainline station serving Liverpool Street (journeytime about 20 minutes).

\* The property is Available 20th July 2024 on an UNFURNISHED BASIS \*



**£1,550 Per Calendar Month**

- DUPLEX FLAT
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- W/C
- UNFURNISHED BASIS
- AVAILABLE 20TH JULY 2024

MILLERS

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## AWAITING FLOORPLAN

### Property Dimensions

#### FIRST FLOOR

Lounge	13'08 x 12'08 (4.17m x 3.86m)
Kitchen	8'09 x 7'02 (2.67m x 2.18m)
Bathroom	6'06 x 5'05 (1.98m x 1.65m)
W/C	6'02 x 2'07 (1.88m x 0.79m)
Bedroom One	13'02 x 10'08 (4.01m x 3.25m)

#### SECOND FLOOR

Bedroom Two	16'06 x 8'05 (5.03m x 2.57m)
Bedroom Three	11'05 x 9'08 (3.48m x 2.95m)

**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 20th July 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 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 B

## Directions

Start: 229 High St, Epping CM16 4BP. Head south-west on High St/B1393 towards Cottis Ln. At the roundabout, take the 3rd exit onto Epping New Rd/A104. At the roundabout, take the 2nd exit and stay on Epping New Rd/A104. A104 turns slightly left and becomes High Rd/Woodford Green/A1199. Turn right onto Woodford Green/Woodford New Rd/A104. Continue straight onto Woodford New Rd/A104. Turn right onto Oak Hill. At the roundabout, take the 1st exit and stay on Oak Hill. Destination will be on the left. Arrive: Oak Hill, Woodford, Woodford Green IG8.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.