



## Revival Court, Epping, CM16 4AH

\* ONE DOUBLE BEDROOM \* LUXURY APARTMENT \* FIRST FLOOR \* ALLOCATED PARKING \* SHORT WALK TO STATION \*

Millers are pleased to offer this one double bedroom apartment set within this modern and contemporary development. This impressive apartment is located within a short walk of Epping station and High Street which boasts an array of shops, bars, cafes, restaurants and public houses. The property is situated on the first-floor and has been built to a high specification and finish offering tenants a good size bedroom, open plan living/dining room, luxury kitchen with granite worktops and integrated appliances including dishwasher, luxury three-piece bathroom with over-bath shower, laundry cupboard with washer/dryer. In addition the property benefits from solid wood oak flooring, double-glazed windows and sliding door, gas underfloor heating throughout, balcony, video-entry, passenger lift and off-street allocated parking.

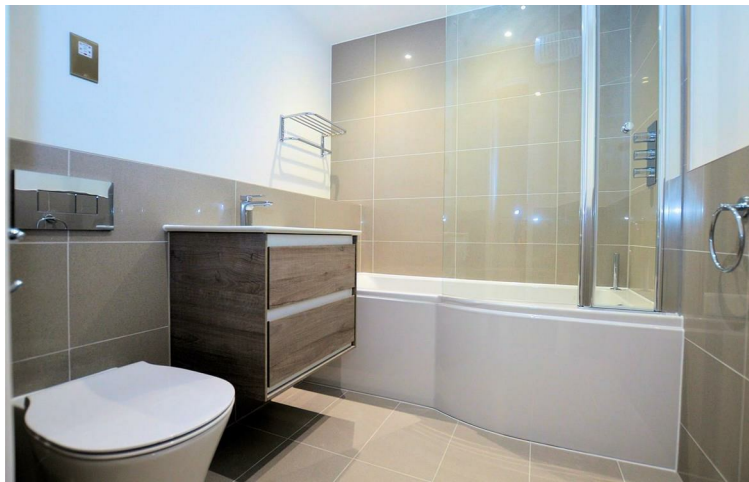
\* The property is AVAILABLE 20th July 2024 on an UNFURNISHED BASIS \*

Revival Court is located in a highly desirable position off the High Street which is conveniently placed within a short walk to the shops, restaurants, bars and cafes. Revival Court is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



**£1,400 Per Calendar Month**

- LUXURY APARTMENT
- DOUBLE BEDROOM
- OPEN PLAN LIVING/DINING
- LUXURY FITTED KITCHEN
- BATHROOM
- UNDERFLOOR HEATING
- BALCONY
- UNFURNISHED BASIS
- AVAILABLE 10TH JULY 2024



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## AWAITING FLOORPLAN

### Property Dimensions

**Communal Entrance**

**Front Door**

**Double Bed**

**Living/Dinning room**

**Open Plan Kitchen**

**Laundry Cupboard**

**Bathroom/WC**

**Balcony**

**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 D



## Directions

Start: 229 High St, Epping CM16. Head south-west on High St/B1393 towards High St/B1393. Go through 2 roundabouts. Turn left. Arrive: Epping CM16.



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>		76	76
(55-68) <b>D</b>			
(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	

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