



The Lodge, The Plain, Epping

Guide Price £385,000



MILLERS
ESTATE AGENTS

*** TWO BEDROOMS * SHARE OF FREEHOLD * WELL PRESENTED * GARAGE EN-BLOC * OPPOSITE EPPING FOREST * GROUND FLOOR FLAT * CHAIN FREE PURCHASE ***

A ground floor apartment benefitting with a garage and two bedrooms. The Plain is situated on the edge of Epping Town, adjacent to parts of Epping Forest. This scenic location is ideal for outdoor recreation, yet is within walking distance of Epping High Street.

The Lodge is a purpose built block of flats offering communal gardens, garages and private apartments. The block provides communal hallways, stairs and landings leading to the individual flats. A front door leads to an inner hallway, with doors to; a combined lounge and dining room with wooden flooring and French doors to the garden area. There is a fully fitted and refurbished kitchen comprising a range of high gloss wall and base units, work tops and a range style cooker. Two double bedrooms both offer wardrobes and a fully tiled bathroom including a Jacuzzi bath and white sanitary ware. The external areas are made up of communal gardens, car parking and a bloc of garages. The property benefits with double glazed windows, gas heating via radiators and a share of the freehold. This is a great opportunity for a first time buyer or a landlord. An internal viewing is essential.

The Plain is located within walking distance of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to Stonards Hill recreation ground and parts of Epping Forest. Epping Town offers excellent local schooling via 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.





ACCOMMODATION

Living Room

12'3" x 18'1" (3.73m x 5.50m)

Bathroom

8'6" x 5'6" (2.59m x 1.68m)

Kitchen

8'10" x 8'6" (2.70m x 2.59m)

Bedroom Two

7'6" x 10'3" (2.29m x 3.13m)

Bedroom One

9'7" x 13'10" (2.91m x 4.21m)

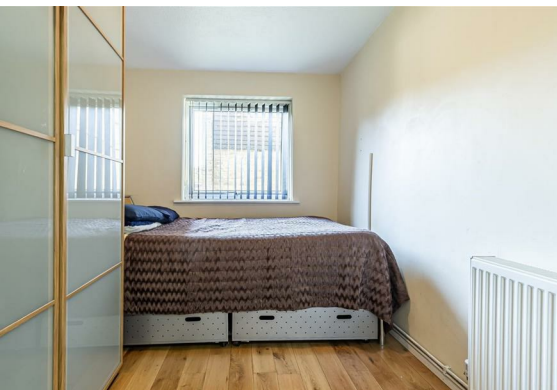
EXTERNAL

Communal Gardens

101'0" x 81'4" (30.8m x 24.8m)

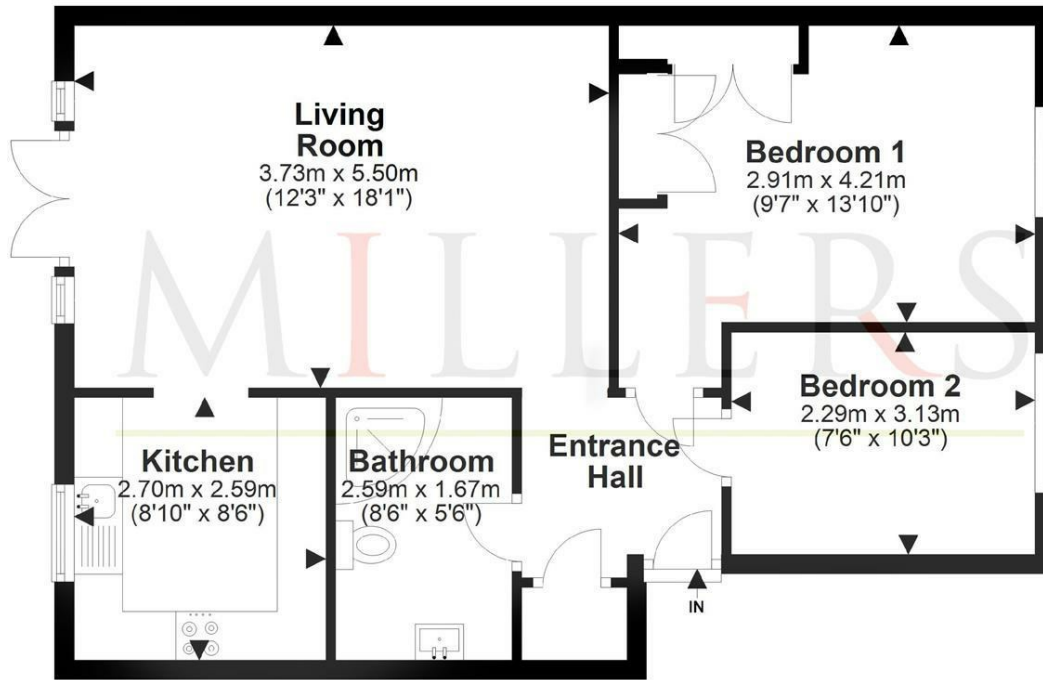
Garage En-Bloc

17'3" x 7'7" (5.26m x 2.33m)



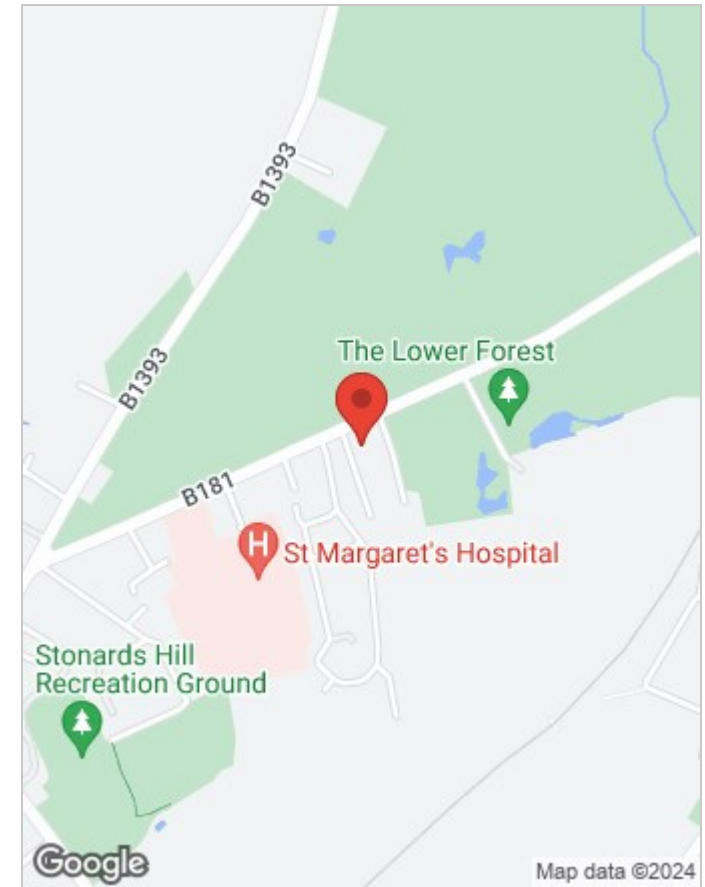
Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



Total area: approx. 60.0 sq. metres (645.4 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		77	EU Directive 2002/91/EC
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Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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.

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