



Palmers Hill, Epping, CM16 6SD

* POPULAR LOCATION * SECOND FLOOR APARTMENT * ONE DOUBLE BEDROOM * FITTED KITCHEN * GARAGE EN-BLOC *

Millers are delighted to offer this modern one bedroom apartment with off street parking and garage en-bloc in the highly desirable development of Spriggs Court. The property is positioned just a short walk to the high street and town station which serves London via the central line underground station. A secure entry phone service to the communal front door allows access to the communal entrance and hallways. Stairs ascend to the upper floors and apartments which will offer scenic views of the communal gardens and the town green. This second floor apartment comprises a good sized double bedroom with fitted wardrobe, a spacious lounge/diner which leads to a modern fitted kitchen and there is a three-piece bathroom suite. The property also benefits with communal car parking & communal refuse area.

* The property is AVAILABLE FROM 14TH SEPTEMBER 2024 on an UNFURNISHED BASIS *

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemmall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. 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.



£1,150 Per Calendar Month

- ONE BEDROOM APARTMENT
- POPULAR DEVELOPMENT
- FULLY FITTED KITCHEN
- SPACIOUS LOUNGE
- MODERN BATHROOM
- PRIVATE COMMUNAL CAR PARK
- COMMUNAL GARDENS
- UNFURNISHED BASIS
- AVAILABLE 14TH SEPTEMBER 2024



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

Ground Floor

Communal Entrance

SECOND FLOOR

Front Door

Entrance Hallway

Double Bedroom 13'05 x 10'00 (4.09m x 3.05m)

Bathroom 6'03 x 5'09 (1.91m x 1.75m)

Lounge 17'07 x 11'10 (5.36m x 3.61m)

Fitted Kitchen 10'03 x 6'04 (3.12m x 1.93m)

EXTERNAL AREAS

Communal Off Street Parking

Communal Gardens

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 14th September 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 C



Directions

Start: 229 High St, Epping CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Slight left onto Lindsey St/B181. Destination will be on the right. Arrive: Spriggs Court, Palmers Hill, Epping CM16.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.