



**Theydon Bower, Epping**

**Guide Price £625,000**



**MILLERS**  
ESTATE AGENTS

**\* EXCLUSIVE GATED DEVELOPMENT \*  
LUXURY TWO BEDROOM APARTMENT \*  
PARKING FOR TWO VEHICLES \* EXCELLENT  
CONDITION THROUGHOUT \* MINUTES  
WALK TO CENTRAL LINE STATION \* FIRST  
FLOOR VIEWS \***

This truly amazing two bedroom apartment offers magnificent views over the extensive communal grounds and open fields beyond, offering spacious and well planned layout measuring over 1100 square feet. The apartment benefits from underground parking for two vehicles plus visitors parking close by.

Communal entrance hall with stairs and a lift to all floors and underground parking. Accommodation comprises with a door leading to a spacious and welcoming entrance hall. The living space offers a generous lounge/diner with French doors and windows with a Juliet balcony, double doors lead into a fitted kitchen/breakfast room. There is a beautiful master bedroom suite with fitted wardrobes along with matching drawers and storage units, French doors with Juliet balcony, a door leads to a En-suite shower room. In addition there is a further double bathroom and a family bathroom.

Outside has beautiful well stocked and immaculately tended communal gardens with numerous places to sit and admire the views. There are two secure underground parking spaces and additional visitors parking is close by.

Theydon Bower is located centrally with the town and is perfectly situated for Epping station serving London. Epping has a busy High Street within walking distance which offers an array of shops, bars, cafes and restaurants. A local sports centre and gym can be found in Hemnall Street and a golf club is at Fluxs lane and Epping benefits with its famous forest for outside recreation.





## GROUND FLOOR

Communal Entrance

## FIRST FLOOR

Entrance Hall

Living Dining Room

17'7" x 21'2" (5.36m x 6.45m)

Kitchen Breakfast Room

11'07" x 10'09" (3.53m x 3.28m)

Bedroom One

15'03" x 11'08" (4.65m x 3.56m)

En-suite Shower Room

6'11" x 6'04" (2.11m x 1.93m)

Bedroom Two

11'8" x 8' (3.56m x 2.44m)

Bathroom

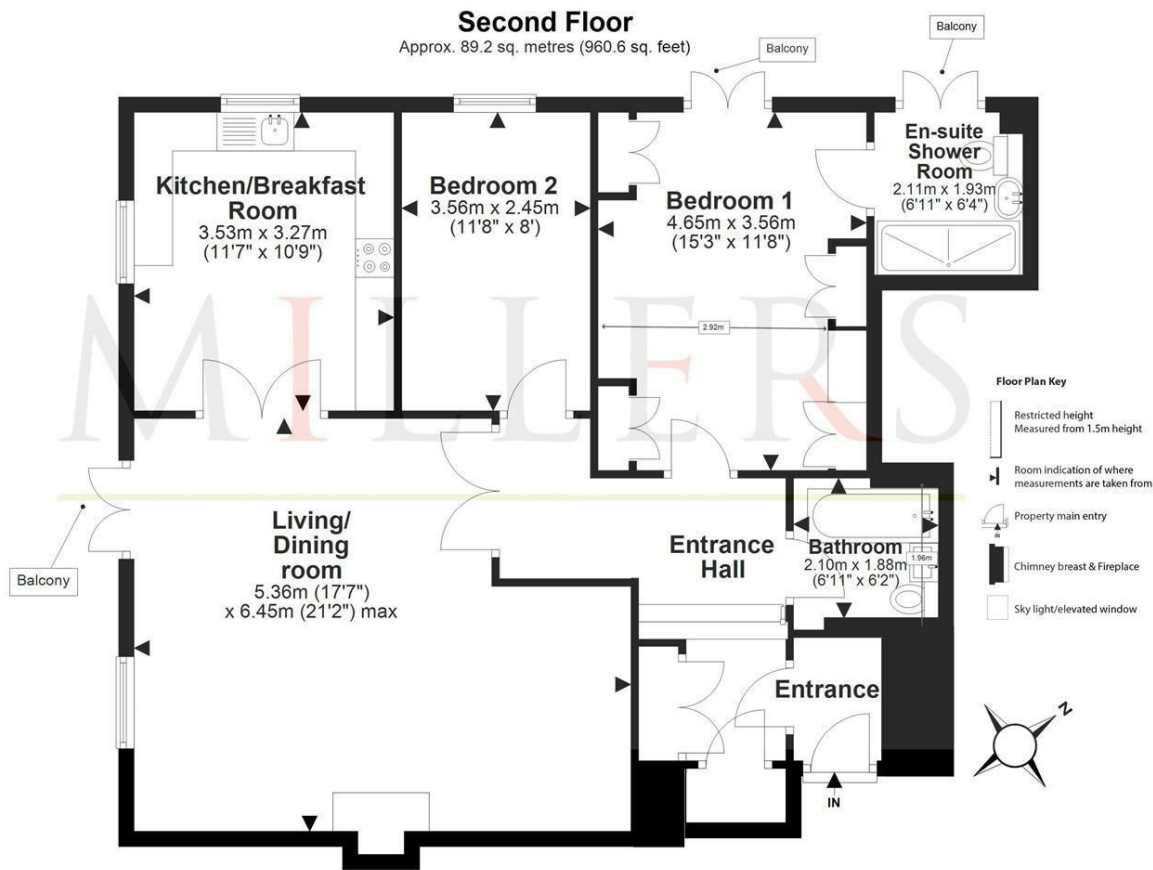
6'11" x 6'2" (2.11m x 1.88m)

## EXTERNAL AREA

Communal Gardens

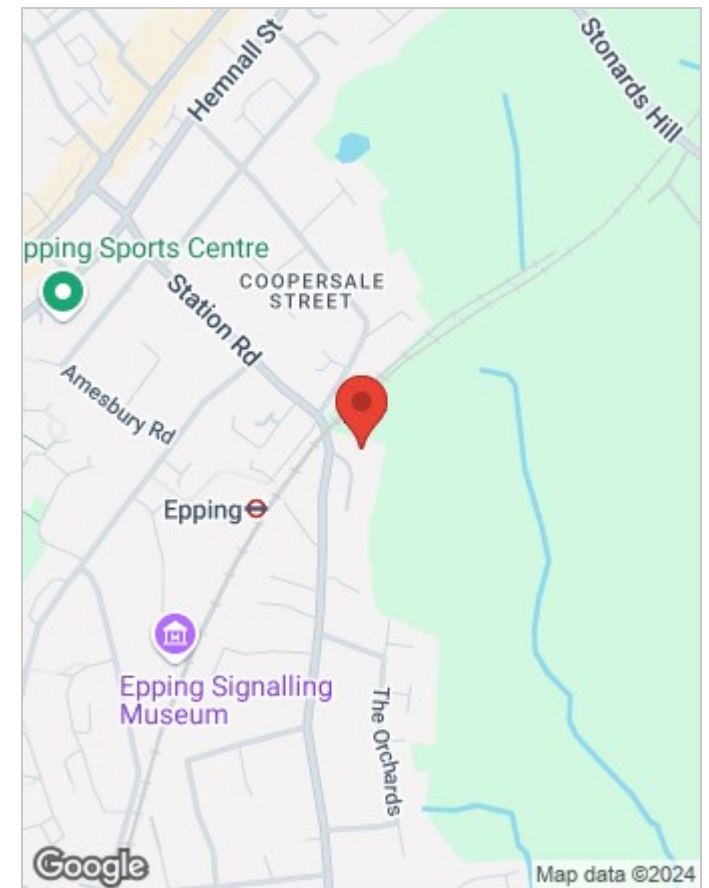
Two Underground Parking Spaces





Total area: approx. 89.2 sq. metres (960.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

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

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