



Pine View Manor, Epping, CM16 4PB

* GROUND FLOOR APARTMENT * TWO BEDROOMS * BEAUTIFULLY PRESENTED THROUGHOUT * LOVELY COMMUNAL GARDENS * SHORT WALK TO STATION *

Millers are delighted to offer this beautifully presented two bedroom apartment which was completely refurbished this time last year. Situated in the popular Pine View Manor development, perfectly located for Epping Tube Station serving London. The improvements include, newly plastered and new wiring throughout, new boiler, carpets & blinds, new kitchen and bathroom and the property has been painted throughout. The accommodation benefits with secure entry phone system, communal entrance hallway with stairs to all floors, entrance hallway, a spacious living room, kitchen with white goods, two large bedrooms with built in wardrobes and a lovely four-piece bathroom. Externally, the property is surrounded by picturesque communal gardens and there is parking in the development as well as the adjacent road.

* The property is AVAILABLE from 25th OCTOBER 2024 on an UNFURNISHED BASIS *

Pine View Manor is located in the heart of Epping Town and is a short walk to Epping's High Street with its shops bars, cafes and restaurants. The property is also within walking distance to the Town Green and Stonards Hill recreation ground and parts of Epping Forest. Epping Town provides good transport links to London via its Central Line station and road links at the M11 (Hastingwood) and M25 at (Waltham Abbey) or the A414 to Harlow and Ongar or the Epping New Road to Loughton.



£1,750 Per Calendar Month

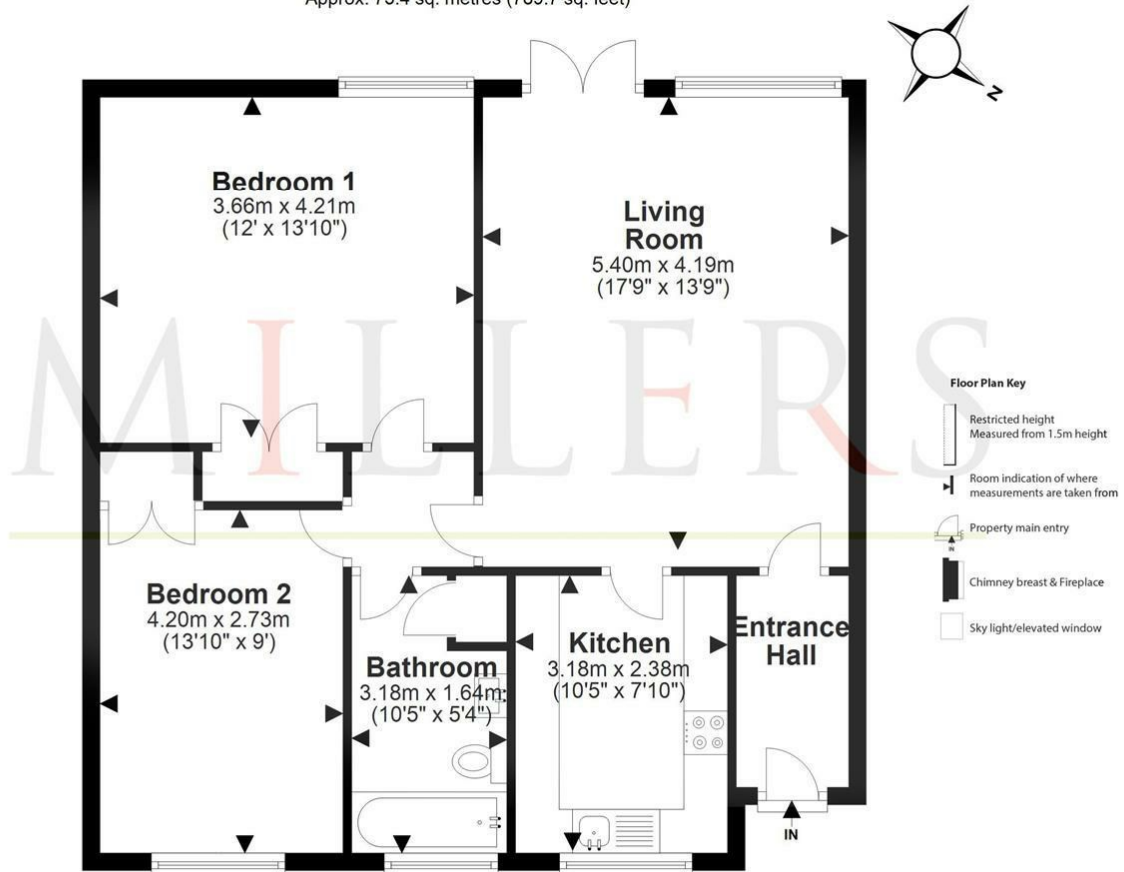
- GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- ALLOCATED PARKING
- TWO BEDROOMS
- FITTED KITCHEN
- UNFURNISHED BASIS
- BEAUTIFULLY PRESENTED
- 4-PIECE BATHROOM
- AVAILABLE 25TH OCTOBER 2024



MILLERS
LETTINGS

Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



Total area: approx. 73.4 sq. metres (789.7 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

Property Dimensions

GROUND FLOOR

Communal Entrance Hallway

Entrance Hall	7'09 x 3'03 (2.36m x 0.99m)
Living Room	17'09 x 13'09 (5.41m x 4.19m)
Kitchen	10'05 x 7'10 (3.18m x 2.39m)
Bathroom	10'05 x 5'04 (3.18m x 1.63m)
Bedroom One	13'10 x 12'00 (4.22m x 3.66m)
Bedroom Two	13'10 x 9'00 (4.22m x 2.74m)

EXTERNAL AREA

Communal Gardens

Parking

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 25th October 2024 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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.

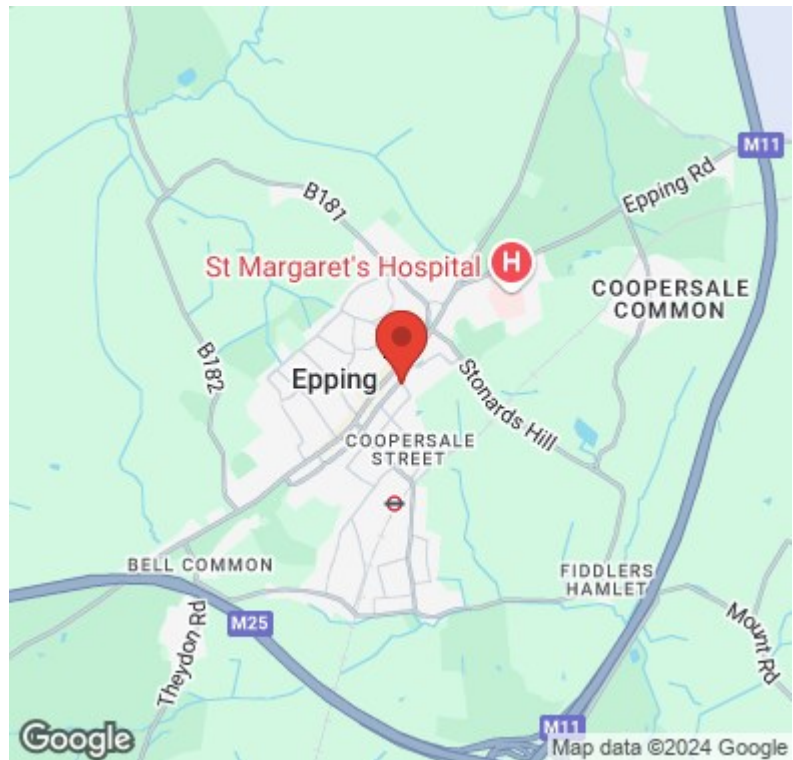
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is D



Directions

Start: 229 High Street, Epping CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Turn right onto Hemnall St. Turn left onto Hartland Rd. Destination will be on the left. Arrive: Pine View Manor, Hartland Road, Epping CM16.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(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.