



Laurel Court, Station Road, Epping

**O.I.E.O £375,000**

 2  1  1  C

**MILLERS**  
ESTATE AGENTS



**\* CONTEMPORARY APARTMENT \* LONG LEASE 114 YEARS \* ALLOCATED PARKING \* CLOSE TO STATION AND HIGH STREET \* CHAIN FREE \***

Nestled in the charming area of Station Road, Epping, this contemporary first-floor flat offers a delightful living experience. With two spacious double bedrooms and a modern fitted bathroom, this purpose-built apartment is ideal for those seeking comfort and convenience.

Upon entering, you are welcomed by a communal entrance hallway, complete with a lift that provides easy access to all floors. The private entrance door leads you into a bright and airy open-plan living area, seamlessly integrating a well-equipped kitchen, perfect for both entertaining and everyday living.

The property boasts a video entry system, ensuring your peace of mind, and benefits from a long lease with an impressive 114 years remaining. An allocated parking space is included, along with additional visitors' parking, making it a practical choice for residents and guests alike. The well-tended communal gardens provide a lovely outdoor space to relax and enjoy the surroundings.

Location is key, and this flat does not disappoint. Situated just 0.2 miles from Epping Station and the bustling High Street, you will find yourself within easy reach of local amenities, shops, and transport links. The property is chain-free, allowing for a smooth and straightforward transaction.

This apartment is a perfect blend of modern living and accessibility, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. Don't miss the chance to make this lovely flat your new home.

Station Road is a popular area close to the town centre with its busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding.







**Communal Entrance Hallway**

**Lift to all floors**

**Entrance Hall**

**Living Room**

14'8" x 13'8" (4.46m x 4.17m)

**Kitchen**

9'2" x 6'0" (2.79m x 1.82m)

**Bedroom 1**

11'8" x 11'6" (3.55m x 3.50m)

**Bedroom 2**

10'1" x 8'0" (3.08m x 2.43m)

**Bathroom**

6'3 x 5' (1.91m x 1.52m)

**Exterior**

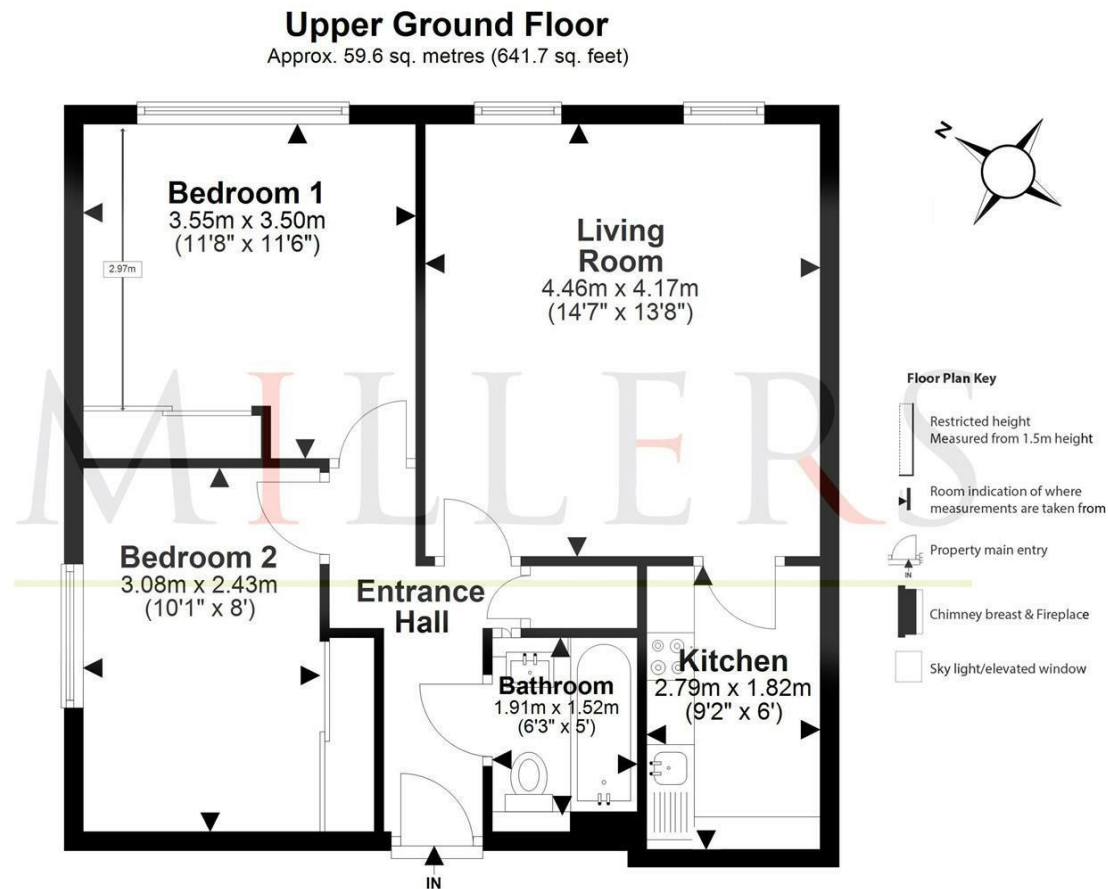
**Communal Gardens**

**Allocated Parking**

**Visitors Parking**

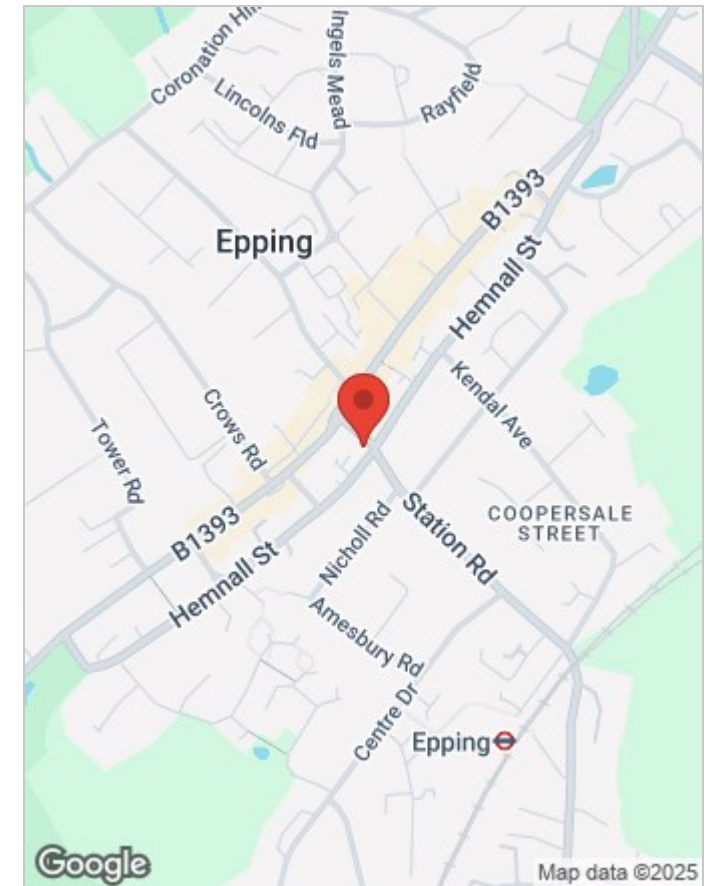






**Total area: approx. 59.6 sq. metres (641.7 sq. feet)**

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



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.