



Buckingham Road, Epping
Offers Over £400,000



MILLERS
ESTATE AGENTS

* SECOND FLOOR APARTMENT * MODERN DEVELOPMENT * LOUNGE & BALCONY * TWO DOUBLE BEDROOMS * COVERED CARPORT * EN-SUITE SHOWER ROOM * LOFT STORAGE SPACE * CHAIN FREE*

A well-presented second-floor apartment, providing spacious accommodation which enjoys lots of natural light and a cosy balcony off the living room. This outstanding property offers a secure video entry phone system, a covered carport for parking with visitor's space and two bathrooms.

The accommodation comprises a front door allowing access to the entrance hallway. There is a storage cupboard for coats and shoes and doors lead to: a contemporary lounge dining room with balcony. There is a fully fitted kitchen comprising granite working surfaces and high gloss cabinets with integrated appliances. The master bedroom has a range of built-in wardrobes and a modern En-suite shower room with white sanitary ware. The second bedroom is also a good size double and the family bathroom is fitted with a three-piece suite again with white sanitary ware. Externally the property has a covered carport, a secure cycle store and a communal garden to the rear.

The property is situated on the highly desirable and modern "Arboretum" development which is ideally located close to Epping High Street with its many boutiques and shops, bars and restaurants. Epping Central Line station is also within walking distance and serves London. Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green. Epping St Johns Comprehensive school (ESJ) and Epping Primary School.





SECOND FLOOR

Kitchen

6'10" x 8'6" (2.09m x 2.58m)

Bathroom

8'5" 5'3" (2.57m 1.60m)

Bedroom One

8'9" x 10'0" (2.66m x 3.05m)

Bedroom Two

14'4" x 8'5" (4.37m x 2.57m)

En-suite Shower Room

6'11" x 4'5" (2.11m x 1.35m)

Living Room

18'11" x 10'6" (5.76m x 3.19m)

Balcony

9'3" x 4'5" (2.81m x 1.34m)

EXTERNAL AREA

Car Port

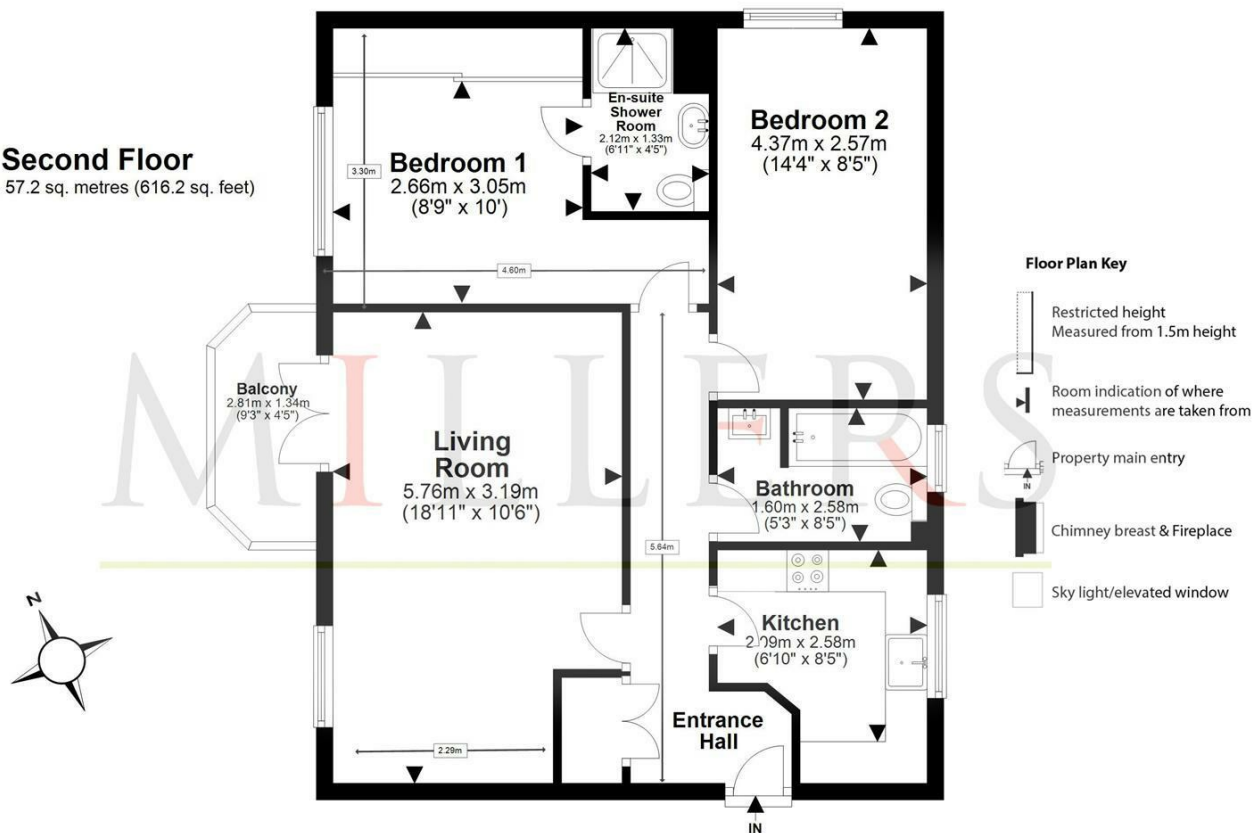
Communal Bike Store

Communal Garden



Second Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



Total area: approx. 57.2 sq. metres (616.2 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.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	EU Directive 2002/91/EC	

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