



Orchid Close, Abridge, RM4 1DF

* TWO BEDROOMS * GROUND FLOOR APARTMENT * WELL PRESENTED * ALLOCATED PARKING * SECURE ENTRY SYSTEM *

Millers are pleased to offer this two bedroom ground floor apartment with x2 parking spaces. The property is situated in the popular residential street of Orchid Close. Being located within a just a short stroll of the village centre and open farmland.

The accommodation comprises of a communal entrance hall with a secure entry phone system. A front door providing access to the entrance hallway which offers a handy storage cupboard. Doors lead to a spacious lounge diner and the fitted kitchen has built in appliances. There is a three-piece bathroom and two bedrooms. Externally, the property offers x2 allocated parking spaces at the front and access to the communal gardens of the development.

Abridge is ideally situated in the heart of this charming village and is within a short walk to the local public houses, village deli, restaurants, and the wonderful boutique shops. Abridge sits along the river Roding and has access to open farmland. The larger village of Theydon Bois with its Central Line tube station is approximately 2 miles away and access to the M11 is available at Loughton which is a short drive away. Ideally situated for the local primary school "Lambourne Primary School" located in Hoe Lane and the village Cricket Club and grounds.

** The property is AVAILABLE from the 31st MARCH 2025 on an UNFURNISHED BASIS **



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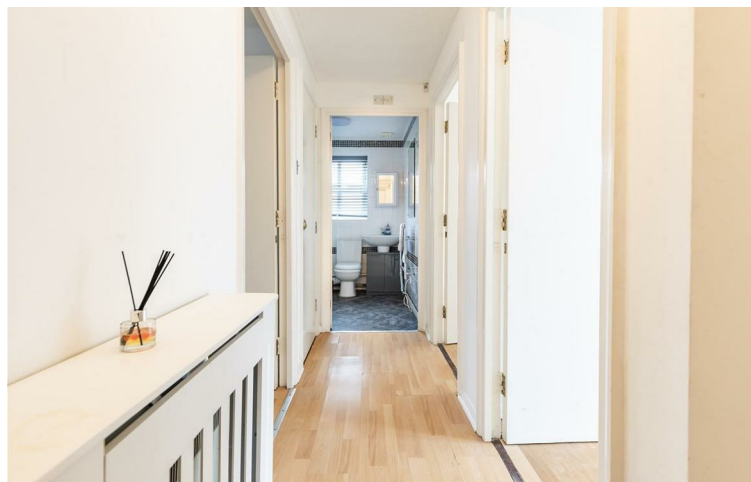
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£1,475 Per Month

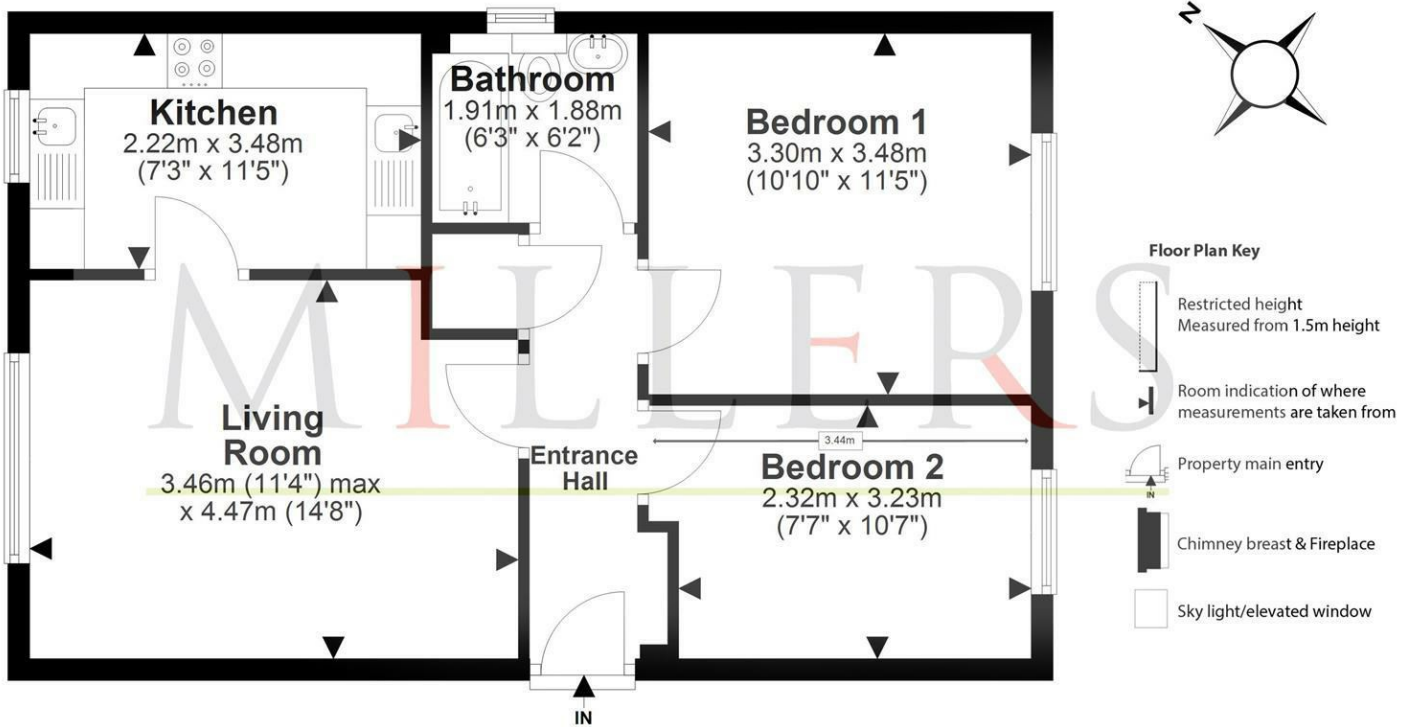
- TWO GOOD SIZE BEDROOMS
- 7 MINS / 2.4 MILES TO STATION
- 700 METERS TO HIGH ST
- GROUND FLOOR FLAT
- WELL PRESENTED PROPERTY
- UNFURNISHED PROPERTY
- X2 PARKING SPACES
- COMMUNAL GARDENS
- AVAILABLE 31ST MARCH 25



MILLERS
LETTINGS

Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 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

Property Dimensions

GROUND FLOOR

Entrance Hall

Living Room 11'4" x 14'8" (3.46m x 4.47m)

Kitchen 7'3" x 11'5" (2.22m x 3.48m)

Bedroom One 10'10" x 11'5" (3.30m x 3.48m)

Bedroom Two 7'7" x 10'7" (2.32m x 3.23m)

Bathroom 6'2" x 6'3" (1.88m x 1.91m)

EXTERNAL AREA

x2 Car 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 31st MARCH 2025 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.

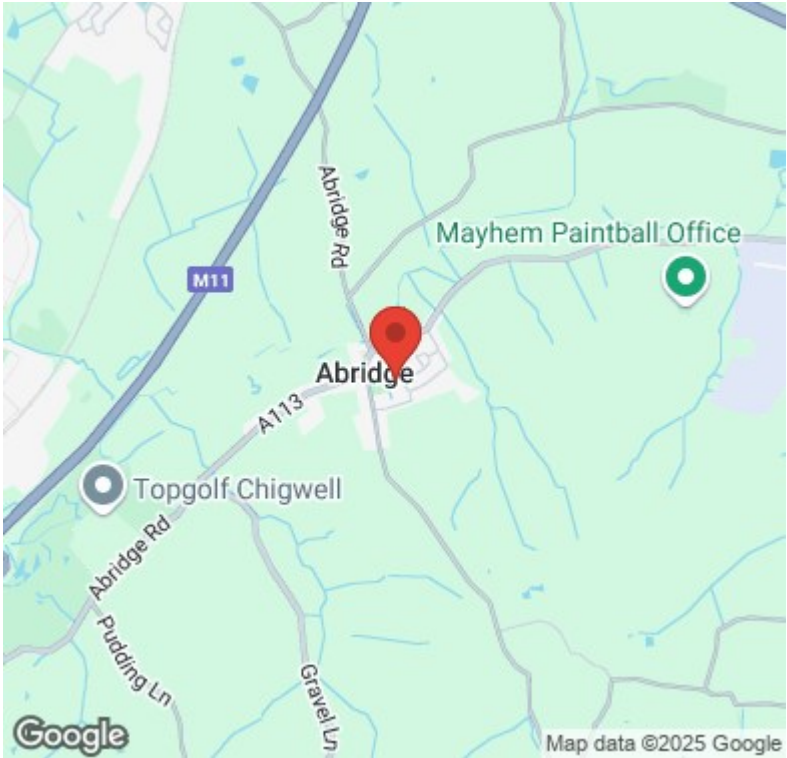
COUNCIL TAX: The council tax band is C



Directions

START: Millers Estate Agents & Letting Agents in Epping, High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward Cottis Ln. Go through 3 roundabouts. 1.5. Turn left onto Theydon Rd. 2.9. Continue onto Piercing Hill. 3.7. Turn left onto Coppice Row/B172. Continue to follow B172. 7.0. Turn right onto Market Pl/A113. 7.1. At the roundabout, take the 1st exit onto Hoe Ln. 7.4. Turn left onto Alderwood Dr. 7.7. Turn left onto Orchid Cl. 7.8. Continue straight. Destination will be on the left. 7.8. ARRIVE: Orchid Close, Abridge, Romford RM4 1DF. Total time: 12 mins 1s

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.