



Woodland Grove, Epping, CM16 4NG

* FIRST FLOOR * ONE BEDROOM * 300 METERS TO EPPING STATION * ALLOCATED PARKING SPACE * WELL PRESENTED *

Located in the popular development of Woodland Grove, Epping which is within 300 meters walk to the Central Line Station serving London and just a short walk to the High Street. The accommodation comprises a security entry phone system giving access to the communal stairs and landings. A front door allows access to the entrance hall, in turn leading to a spacious living and dining room. There is a kitchen with white goods, a three-piece bathroom suite and a double bedroom. Additionally there is economy-7 heating, double glazing, communal gardens and allocated parking.

Woodland Grove is located within central Epping and affords many benefits for the residents enjoyment of this desirable development. These include a number of communal gardens many with lawn areas and shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in block hallways with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage.

** The property is AVAILABLE from the 7th APRIL 2025 on an UNFURNISHED basis. ** There is an additional fixed monthly charge for water consumption: £30.00 P. C.M. Instead of separate billing via a water utility company.

The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.



1



1



1



D

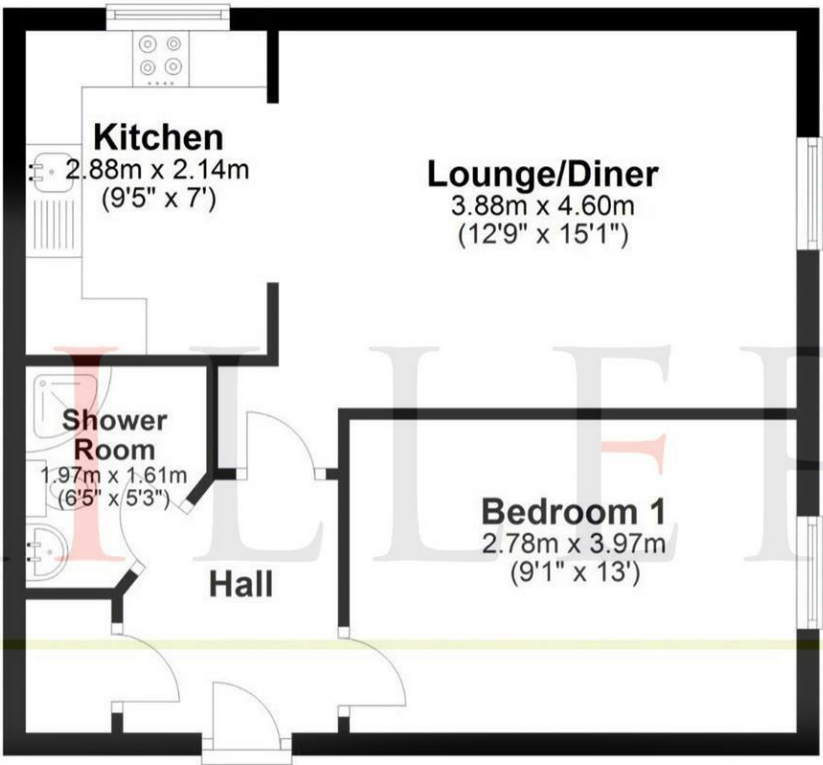
£1,250 Per Calendar Month

- ONE DOUBLE BEDROOM
- 2 MINS / 0.9 MILES TO HIGH ST.
- DOUBLE GLAZING
- APPROX. 463 SQ FT VOLUME
- ALLOCATED PARKING
- UNFURNISHED
- SECURE ENTRY PHONE
- GROUND FLOOR FLAT
- AVAILABLE 7TH APRIL 2025



MILLERS
LETTINGS

Ground Floor



Total area: approx. 43.1 sq. metres (463.8 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.

Property Dimensions

GROUND FLOOR

Communal Entrance

| | |
|-------------|-------------------------------|
| Living Area | 12'9" x 15'1" (3.89m x 4.60m) |
| Kitchen | 9'5" x 7' (2.87m x 2.13m) |
| Bedroom One | 13' x 9'1" (3.96m x 2.77m) |
| Shower Room | 5'3" x 6'5" (1.60m x 1.96m) |

EXTERNAL AREA

| | |
|------------------|----------------------------------|
| Communal Gardens | 110'6" x 50'3" (33.68m x 15.32m) |
|------------------|----------------------------------|

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 7th APRIL 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. £25 per month for Water Rates.

COUNCIL TAX: The council tax band is C



Directions

START: Millers Lettings High Street, Epping CM16 4BA, UK 0.0
Head northeast on High St/B1393 toward Crows Rd 0.2 At the roundabout, take the 2nd exit onto Station Rd 0.4 Turn right onto Centre Dr 0.6 Turn left onto Woodland Grove Destination will be on the right 0.6 ARRIVE: Woodland Grove, Epping, CM16 4NG. Total time: 2 mins 22s



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 61 | 70 |
| 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.