



**Amesbury Close, Epping**

**Guide Price £375,000**



**MILLERS**  
ESTATE AGENTS



**\* OWN REAR GARDEN \* GROUND FLOOR  
APARTMENT \* NO ONWARD CHAIN \* TWO  
BEDROOMS \***

Located in the charming area of Amesbury Close in Epping, this delightful apartment offers the perfect blend of comfort & convenience. Spanning an impressive 608 sq ft volume, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or anyone seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge diner overlooking the garden, that creates a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat includes a three-piece bathroom and two comfortable bedrooms, ensuring all your essential needs are met. One of the standout features of this property is the private rear garden, a rare find in flats, providing a tranquil outdoor space for gardening, al fresco dining, or simply enjoying the fresh air.

Location is key, and this flat does not disappoint. It is situated near the bustling high street, where you will find a variety of shops, cafes, and amenities to cater to your daily needs. Additionally, the property is within walking distance of the local station, offering excellent transport links for commuters and easy access to the wider area. With no onward chain, this flat presents a seamless opportunity for prospective buyers to move in without delay. Whether you are looking to invest or find your new home, this property in Epping is certainly worth considering.

A popular area close to the town centre and conveniently place to Epping Central Line tube station just a short walk away which serves central London. Epping Town has a 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. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall school.







## GROUND FLOOR

### Kitchen

9'9" x 10'5" (2.98m x 3.18m)

### Living Room

12'0" x 17'11" (3.66m x 5.47m)

### Bedroom One

12'7" x 10'6" (3.84m x 3.20m)

### Bedroom Two

8'10" x 8'6" (2.70m x 2.58m)

### Bathroom (max)

6'5" x 7'6" (1.96m x 2.29m)

## EXTERNAL AREA

### Garden

25' x 47'5" > 23'11" (7.62m x 14.45m > 7.29m)

**Lease Term : 89 Years**

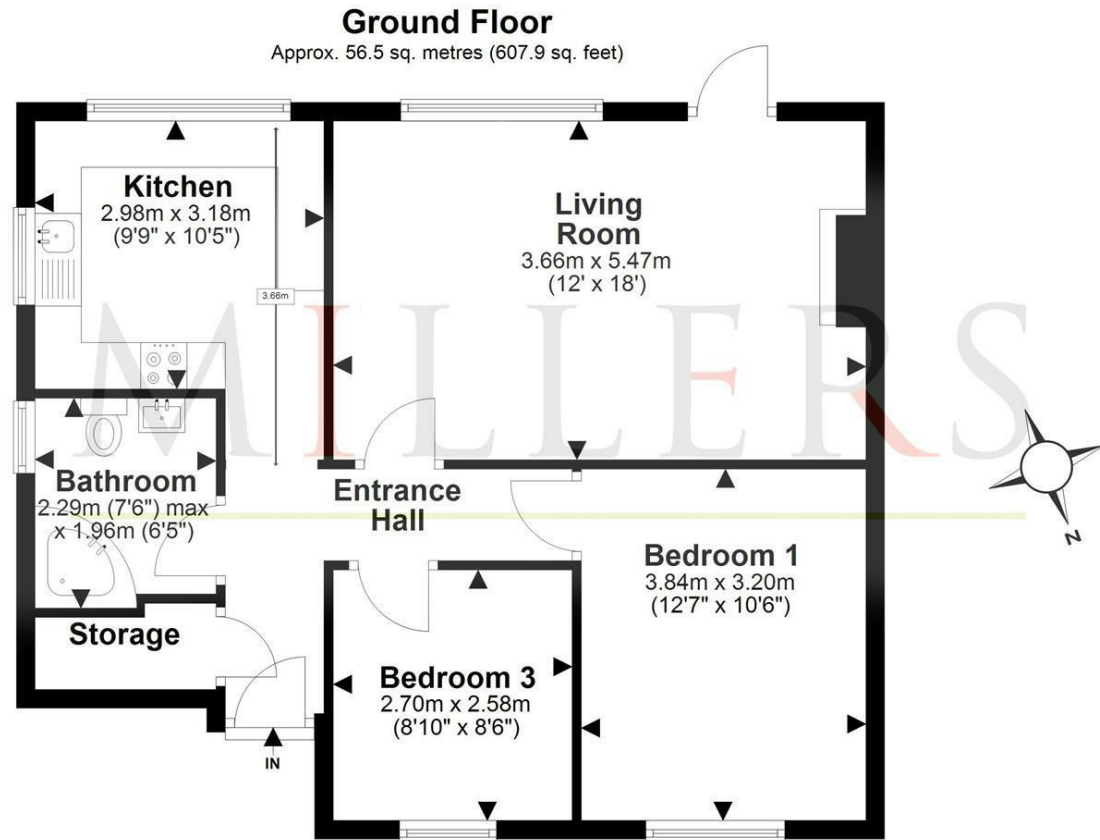
**Ground Rent : £100.00**

**Service Charge: Nil**

**Building Insurance: approx. £200.00 PA**

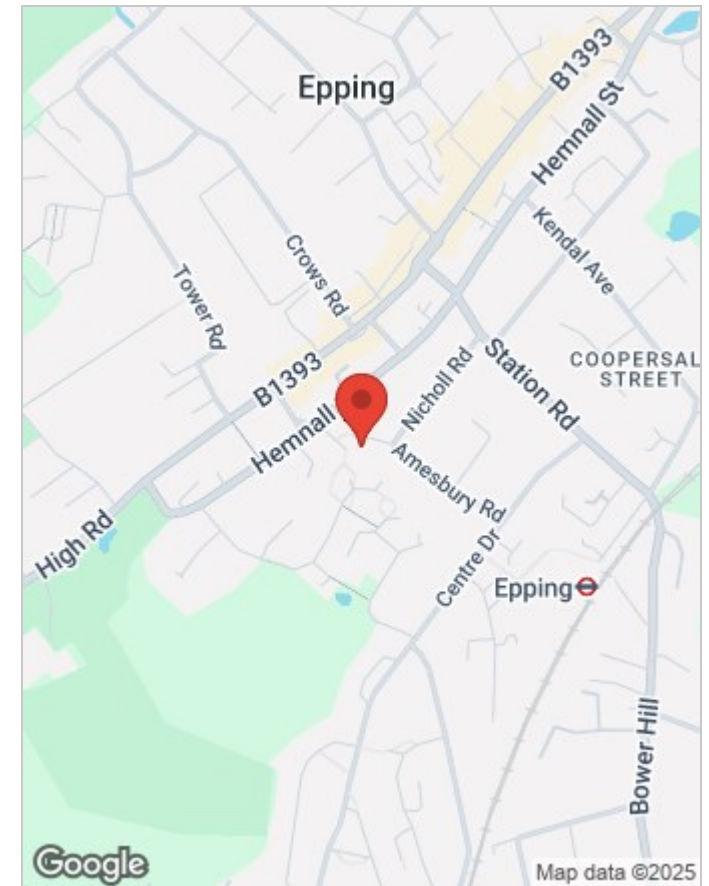






Total area: approx. 56.5 sq. metres (607.9 sq. feet)

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.



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

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