



## Woodland Grove, Epping, CM16 4NG

\* ONE DOUBLE BEDROOM \* FIRST FLOOR APARTMENT \* WELL PRESENTED \* 400 METERS TO STATION \* ALLOCATED PERMIT PARKING \* SECURE ENTRY SYSTEM \*

A well presented, one double bedroom, first floor flat. Situated in the sought after development of Woodland Grove. Ideally located for commuters being only a short walk from the Central Line station for the City and West End. The well presented accommodation comprises a lobby entrance leading to a good size double bedroom. There is a lounge dining room, a fitted kitchen and a three-piece bathroom with shower. Additionally the property has double-glazed windows, electric heating and a secure entry telephone system. There are communal gardens and resident parking with visitor permit available.

\*\* The property is AVAILABLE from 26th JUNE 2025 on an UNFURNISHED BASIS \*\* Please note, there is an additional charge of £25.00 P.C.M to cover the cost of the WATER UTILITY BILL.

Woodland Grove is located within central Epping and affords the residents many benefits to enjoy this desirable development. These include a number of communal gardens, many with lawn areas, shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in the 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 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.



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**£1,175 Per Calendar Month**

- DOUBLE BEDROOM
- 400 METERS TO STATION
- ALLOCATED / VISITOR PARKING
- FIRST FLOOR FLAT
- DOUBLE GLAZED
- UNFURNISHED BASIS
- APPROX. 447.9 SQ FT VOLUME
- SECURITY ENTRY PHONE
- AVAILABLE 6TH APRIL 2025

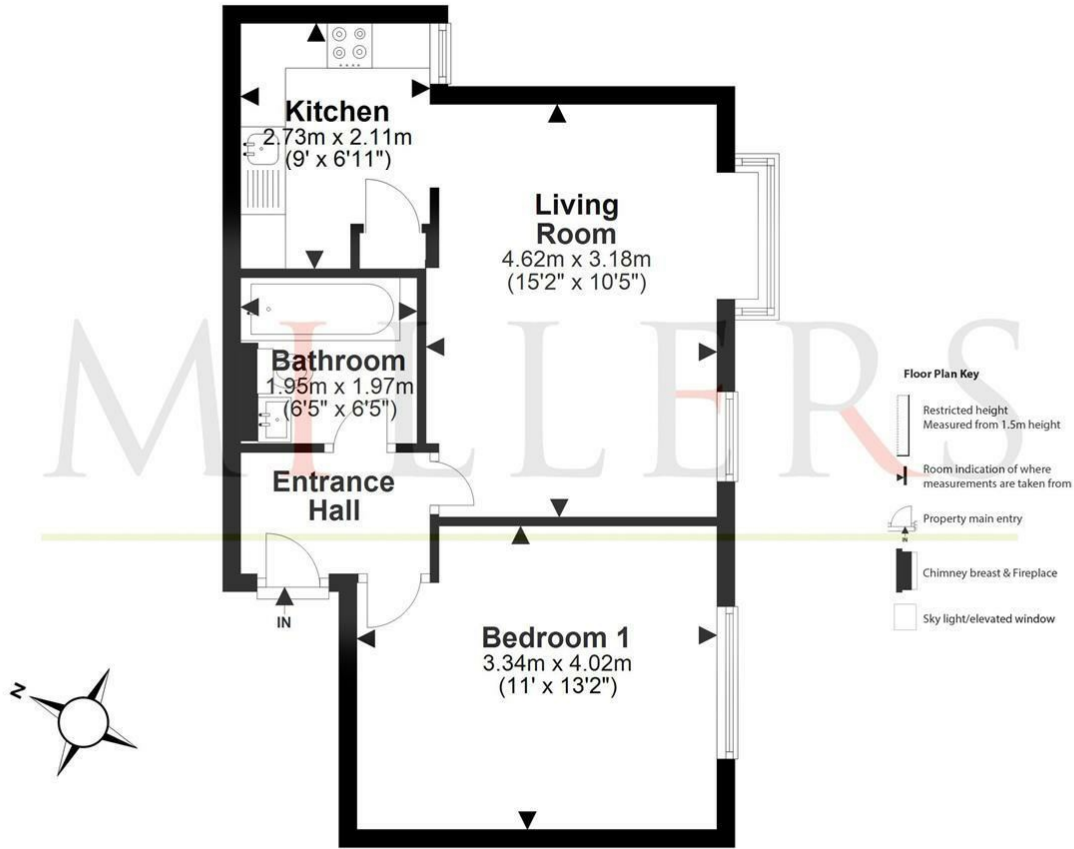




MILLERS  
LETTINGS

## Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 41.6 sq. metres (447.9 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

## Property Dimensions

### GROUND FLOOR

#### Inner Hallway

**Living/Dining Room** 15'2" x 10'5" (4.62m x 3.18m)

**Fitted Kitchen** 9' x 6'11" (2.74m x 2.11m )

**Double Bedroom** 13'2" x 11' (4.01m x 3.35m)

**Family Bathroom** 6'5" x 6'5" (1.96m x 1.96m)

### EXTERNAL AREA

#### Communal Gardens

#### Allocated 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 6th 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 Sales & Lettings 229 High Street, Epping, CM16 4BP. Turning right toward Epping Church. Turn left at the second mini roundabout into Station Road. Continue down the hill towards the station taking the third right into Centre Drive. Continue forward and take the second left into Woodland Grove. The flat will be one the right hand side of the development. ARRIVE: Woodland Grove, Epping, Essex, CM16 4NF.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	76
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



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.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: [m.warren@millersepping.co.uk](mailto:m.warren@millersepping.co.uk)

[www.millersepping.co.uk](http://www.millersepping.co.uk)