



Redgrove House, Epping, CM16 4QQ

* TOP FLOOR APARTMENT * SHORT WALK TO HIGH STREET * ALLOCATED PARKING SPACE * VIEWS OVER VILLAGE GREEN * APPROX. 619.1 SQ FT VOLUME *

Millers are pleased to offer this modern purpose built block of apartments ideally situated in the heart of Epping. The property is within a short walk to the High Street shops, range of bars, restaurants and cafés, Monday market, Stonards Hill recreation ground and the town green. A superb top floor apartment offering spacious accommodation comprising entrance hallway with ample storage, lounge diner, kitchen, double bedroom and family bathroom. Outside the property benefits from well tended and pretty communal gardens to the front and rear. Also, the property comes with it's own allocated parking space.

* The property is AVAILABLE 5th MAY 2025 on an UNFURNISHED BASIS *

The property is in a fabulous location opposite the village green and just off the High Street giving easy access to Epping Central line station plus the vast array of shops, eateries, coffee shops, bars and restaurants. Epping Forest walks are also on your doorstep.

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. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



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C

£1,100 Per Calendar Month

- TOP FLOOR APARTMENT
- 300 METERS TO HIGH STREET
- COMMUNAL GARDENS

- DOUBLE BEDROOMS
- WALK TO LOCAL PARKLAND
- UNFURNISHED BASIS

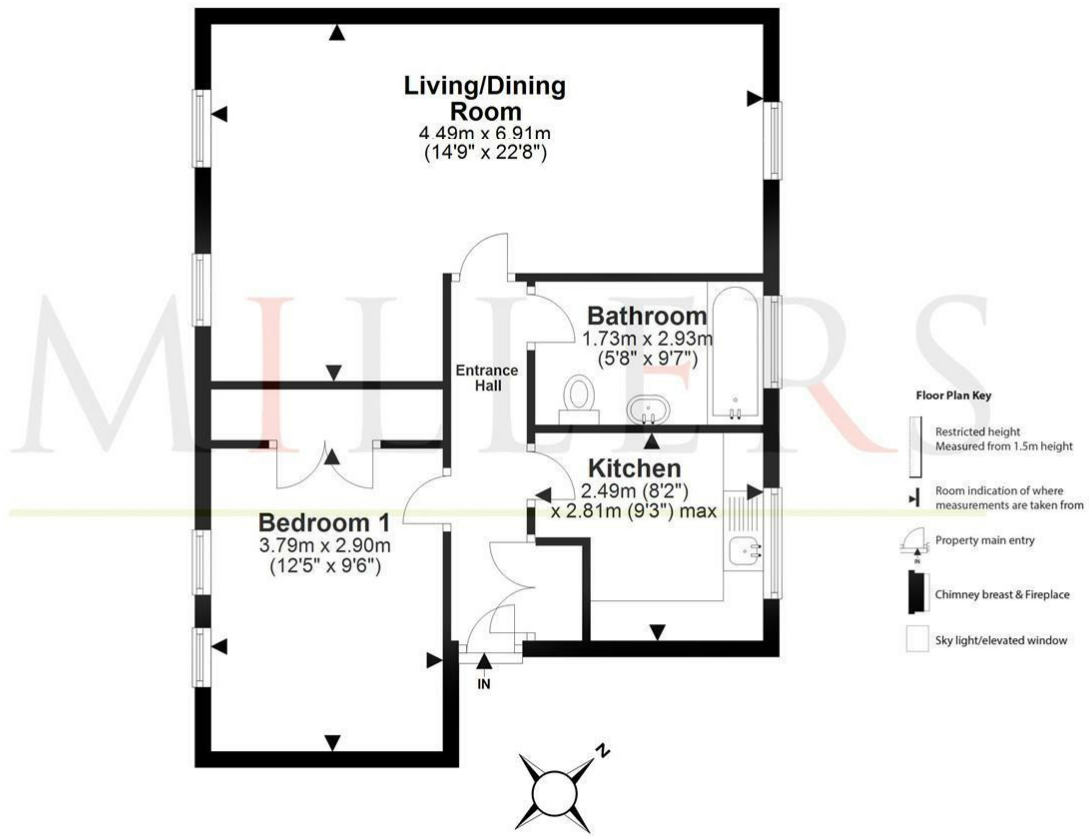
- APPROX. 619.1 SQ FT VOLUME
- ALLOCATED PARKING
- AVAILABLE 15TH MAY 2025



MILLERS
LETTINGS

Second Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 57.5 sq. metres (619.1 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

Communal Entrance

Double Bedroom 12'5 x 9'6 (3.78m x 2.90m)

Living / Dining Room 14'9 x 22'8 (4.50m x 6.91m)

Bathroom 5'8 x 9'7 (1.73m x 2.92m)

Kitchen 8'2 x 9'3 (2.49m x 2.82m)

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 5th MAY 2025 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks 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 including 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 229 High Street, Epping, CM16 4BP. Turn left towards the town green. Take the third on the right onto Stonards Hill. Turn immediately left into Redgrove House.
ARRIVE: Redgrove House, Stonards Hill, Epping, CM16 4QQ



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		
	70	75
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.