



17 Hemnall Street, Epping, CM16 4LS

* MODERN APARTMENT * TWO BEDROOMS * OPEN PLAN LIVING ROOM * BEAUTIFULLY PRESENTED THROUGHOUT * PRIME LOCATION *

We are delighted to present this stunning two-bedroom, second-floor apartment located in a sought-after modern development on Hemnall Street. Perfectly positioned, the property is just a one-minute walk from Epping High Street, with its vibrant mix of bars, cafés, restaurants, and pubs, and within easy reach of Epping Station, providing direct access to London.

The apartment offers two generously sized double bedrooms, a new shower room with a walk-in shower cubicle, and a spacious open-plan lounge and dining area that flows seamlessly into a high-spec, fully fitted kitchen with integrated appliances. Additional features include double-glazed windows, a secure telephone entry system, access to a communal courtyard garden, and allocated off-street parking.

This beautifully presented home combines style, comfort, and convenience, making it an ideal choice for professionals or anyone seeking modern living in a prime location. Early viewing is highly recommended.

* The property is AVAILABLE 5TH JUNE 2025 on an UNFURNISHED BASIS *

Epping Town is positioned at the end of the central line on the underground, serving London. Located on the edge of our famous forest for recreation, bike riding and horse riding. Epping has a busy high street with a range of shops, cafes, bars and restaurants. Transport connections are available for the M11 at Hastingwood and M25 at Waltham Abbey and the A414 links Chelmsford. Schooling includes Ivy Chimneys Primary, Epping Primary School and St Johns Comprehensive (ESJ).



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£1,650 Per Calendar Month

- MODERN APARTMENT
- LUXURY FITTED KITCHEN
- TELEPHONE ENTRY SYSTEM
- TWO BEDROOMS
- SHOWER ROOM
- UNFURNISHED BASIS
- OPEN PLAN LIVING ROOM
- OFF STREET PARKING
- AVAILABLE 7TH OCTOBER 2023



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

Communal Entrance

Off Street Parking

Front Door

Entrance Hallway

Bedroom One 12'05 x 10'03 (3.78m x 3.12m)

Bedroom Two 12'10 x 10'03 (3.91m x 3.12m)

Shower Room 7'03 x 5'05 (2.21m x 1.65m)

Lounge Dining Room 15'08 x 12'01 (4.78m x 3.68m)

Fitted Kitchen 9'09 x 7'06 (2.97m x 2.29m)

Telephone Entry System

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 June 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 E



Directions

Start: High Street, Epping CM16 4BP. Head south-east towards High St/B1393. Turn right onto High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Hemnall St. Arrive: Hemnall Street, Epping CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(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.