

**Bower Court, Epping** Asking Price £390,000













\* GROUND FLOOR APARTMENT \* GATED DEVELOPMENT \* GARAGE EN-BLOC \* STUNNING COUNTRYSIDE VIEWS \* SHARE OF FREEHOLD \* LONG LEASE TERM \* TWO BEDROOMS \* CELLAR \* COMMUNAL GARDENS \* COMMUNAL PARKING \*

This highly sought-after development is situated on the popular Bower Hill, offering easy access to Epping Station and just a short walk from the beautiful open countryside.

This spacious and bright ground floor apartment includes a garage en-bloc and off street parking behind a secure gated entrance. The layout boasts a generously-sized lounge and combined dining room. Both the kitchen and family bathroom were recently fully renovated, with modern fittings.

There are two double bedrooms with ample built in cupboards. The main bedroom features an ensuite shower room.

Additional features of the apartment include: a secure entry phone system, double glazed windows, gas central heating with a modern boiler still under warranty, and a discreet indoor clothes drying solution. A small cellar is accessed from a formalised trap door. The communal area offers beautifully maintained and landscaped gardens and outdoor washing lines.

# \*\*AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.\*\*

Epping Town is located at the end of the Central Line on the underground, providing easy access to London. It is adjacent to the famous forest, perfect for recreation, biking, and horse riding. Epping boasts a vibrant high street featuring a variety of shops, cafes, bars, and restaurants. Transport links are available for the M11 at Hastingwood and the M25 at Waltham Abbey, with direct connections to Chelmsford. Local schooling options include Ivy Chimneys Primary, Epping Primary School, and St Johns Comprehensive (ESJ).

























#### **GROUND FLOOR**

**Entrance Hall** 

#### Kitchen

8'8" x 8'0" (2.64m x 2.44m)

# **Living Room**

11'10" x 17'4" (3.61m x 5.28m)

## **Bathroom**

6'10" x 5' (2.08m x 1.52m)

# **Bedroom One**

10'1" x 11'9" (3.08m x 3.57m)

## **En-suite Shower Room**

9'1" x 3'0" (2.78m x 0.91m)

#### **Bedroom Two**

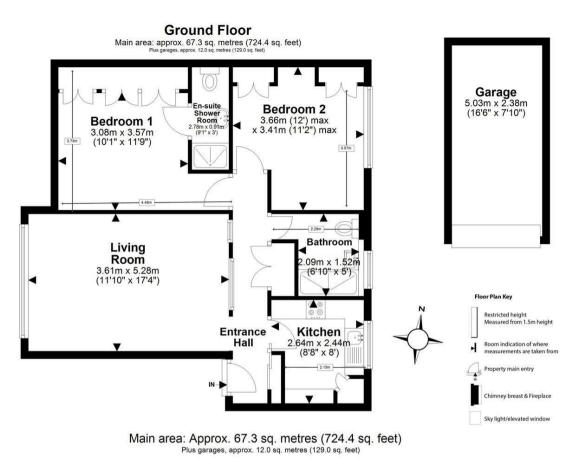
12'0" x 11'2" (3.66m x 3.41m)

## **EXTERNAL AREA**

#### Garage

16'6" x 7'10" (5.03m x 2.39m)

## **Communal Gardens**



Total area including garage: approx. 79.3 sq metres (853.4 sq feet)

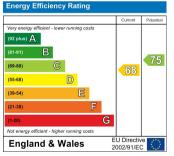
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

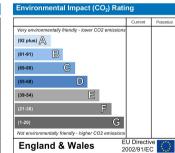
# **Viewing**

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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