



Lincolns Field, Epping, CM16 5DZ

* FIRST FLOOR MAISONETTE * TWO DOUBLE BEDROOMS * PRIVATE REAR GARDEN * LIVING ROOM & BALCONY * WELL PRESENTED PROPERTY * APPROX. 722 sq ft VOLUME *

A spacious two double bedroom, first-floor apartment with a private rear garden and optional street permit parking. The property is situated in central Epping within a short walk to the High Street, open countryside at Swaines Green and Epping station serving London.

A side door allows access to the inner hallway and a ground-floor utility room. Stairs ascend to the first floor and the landing leads to a spacious, fully-fitted kitchen breakfast room features a built-in oven, hob and extractor fan. The lounge dining room has a balcony overlooking the rear gardens. There are two double bedrooms and a family bathroom with a three-piece suite finished in white sanitary ware. Externally, there is a private garden to the rear measuring approximately 30'11" x 10' and has a handy wooden shed. Street parking is via a local permit scheme which are sourced through the local authority and visitor permits are also available.

*** The property is AVAILABLE 31ST JULY on a PARTLY or UNFURNISHED basis ***

Lincolns Field is a popular residential street within the heart of Epping Town and is a short walk to Epping's High Street with its shops bars, cafes and restaurants. The property is also within walking distance of Epping Primary School, Epping St Johns (ESJ) and the open common land at Swaines Green. Epping Town provides good transport links to London via its Central Line station and road links at the M11 (Hastingwood) and M25 at (Waltham Abbey).



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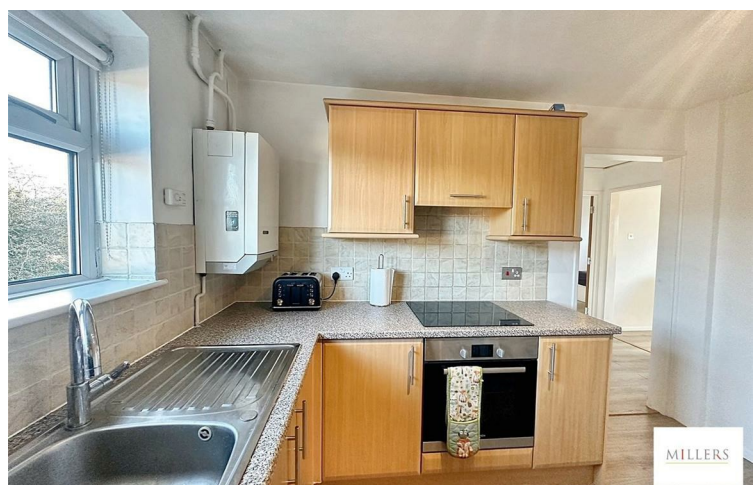
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£1,695 Per Calendar Month

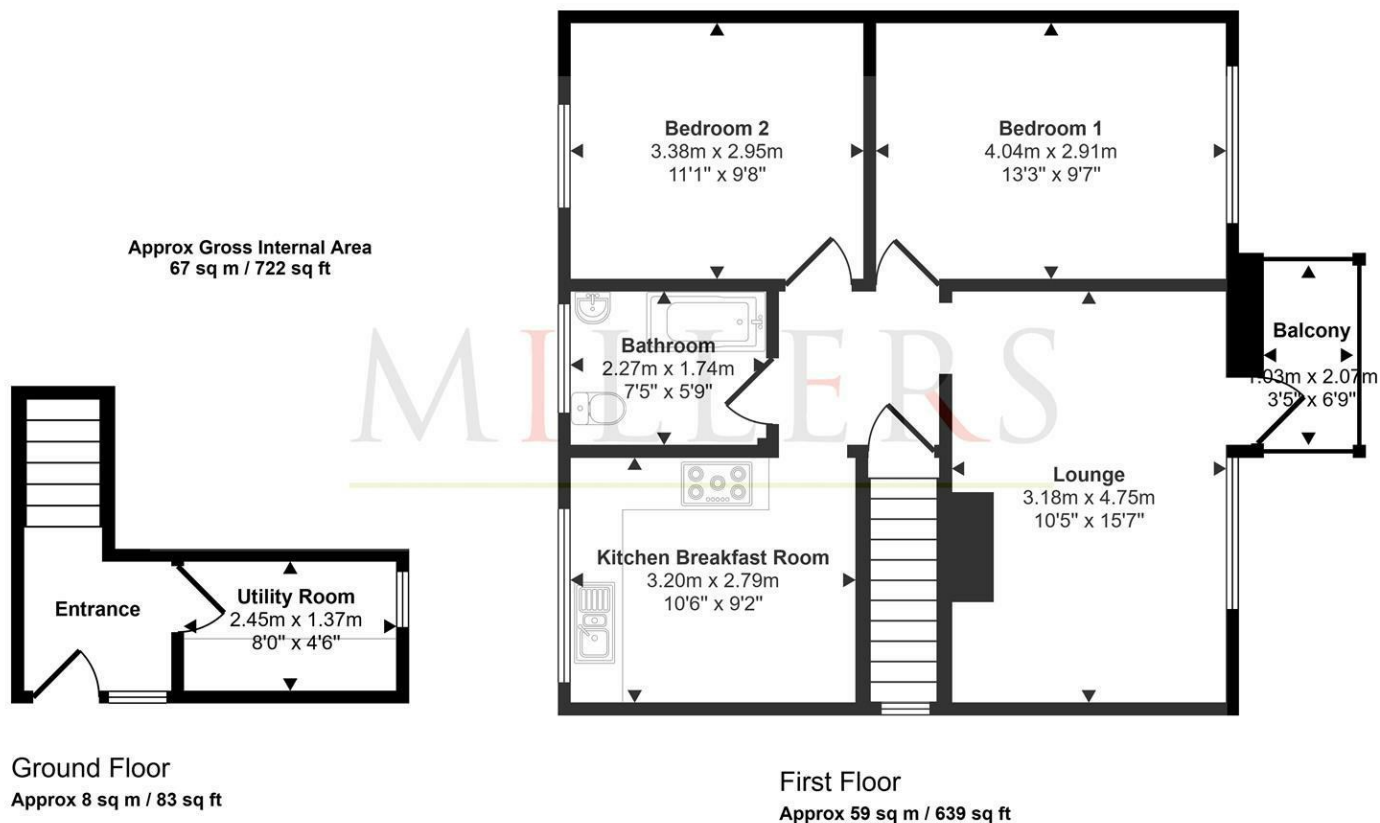
- FIRST FLOOR MAINSONETTE
- DOUBLE GLAZED WINDOWS
- PRIVATE REAR GARDEN

- GAS RADIATOR HEATING
- TWO DOUBLE BEDROOMS
- AVAILABLE 31ST JULY

- LIVING ROOM & BALCONY
- 4 MINS - 0.8 MILES TO STATION
- PARTLY OR UNFURNISHED



MILLERS
LETTINGS



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

GROUND FLOOR

Entrance Hall

Utility Room

8' x 4'6" (2.44m x 1.37m)

FIRST FLOOR

Kithcen Breakfast Room 10'6" x 9'2" (3.20m x 2.79m)

Living Room 10'5" x 15'7" (3.18m x 4.75m)

Bedroom One 13'3" x 9'7" (4.04m x 2.92m)

Bedroom Two 11'1" x 9'8" (3.38m x 2.95m)

EXTERNAL AREA

Rear Garden

30'11" x 10' (9.42m x 3.05m)

Balcony

3'5" x 6'9" (1.04m x 2.06m)

TERM : An initial TWELVE month tenancy is offered, although a longer term could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 31st July 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 a PARTLY FURNISHED basis although an UNFURNISHED tenancy would be acceptable, under the right conditions. Either way the white goods will remain.

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.

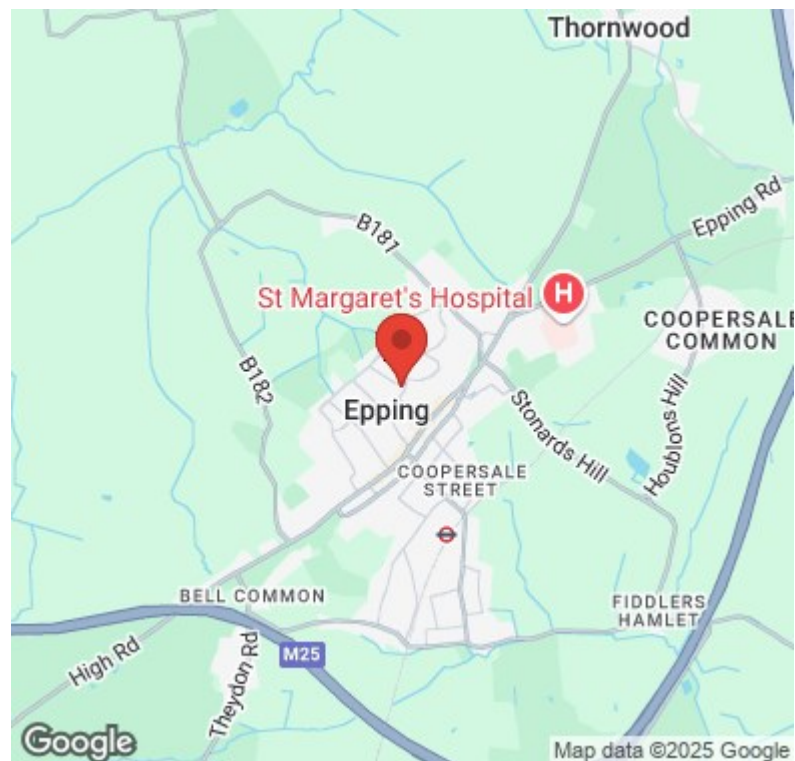
COUNCIL TAX: The council tax band is C



Directions

START: Millers Estate Agents & Letting Agents 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward Cottis Ln. 0.2. At the roundabout, take the 2nd exit onto St Johns Rd. 0.4. Turn right onto Bakers Ln. 0.5. At the roundabout, take the 1st exit and stay on Bakers Ln. 0.6. Turn left onto Lincolns Fld. 0.7. Turn left to stay on Lincolns Fld. Destination will be on the right. 0.7. ARRIVE: Lincolns Field, Epping CM16 5DZ. Total time: 2 mins 19s

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		
England & Wales	74	77
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 firm's 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

www.millersepping.co.uk