



## High Street, Ongar, CM5 9JJ

\* FIRST FLOOR APARTMENT \* ONE BEDROOM \* WELL PRESENTED \* ON HIGH STREET \* ELECTRIC HEATING \* DOUBLE GLAZING \* FITTED KITCHEN WITH WHITE GOODS \*

We are pleased to offer this well presented, one double bedroom, first-floor apartment above opticians. Situated in an excellent location of Ongar High Street. The accommodation comprises a private gated entrance with steps leading up to the front door. Once inside the property, the well presented kitchen greets you of the hallway, comprising a built in oven, hob and fan, a freestanding Fridge and freezer. Then on to a spacious living area on the left and double bedroom on the right. There is a family bathroom also with a three-piece suite. Additionally, there are double glazed windows and doors and electric economy wall mounted heaters.

\*\* The property is AVAILABLE NOW on an UNFURNISHED BASIS \*\*

Offering the best of countryside living with close proximity to shops, cafes and places to eat, Ongar is a charming rural village with direct road links, including the A414 for Epping, Chelmsford and the M11 at Hastingwood. In addition the property is well placed in the heart of Ongar, along with the local sports centre and swimming pool plus lots of countryside and farmland for walks & recreation.

\*\*\*no allocated parking with property\*\*\*



1



1



1



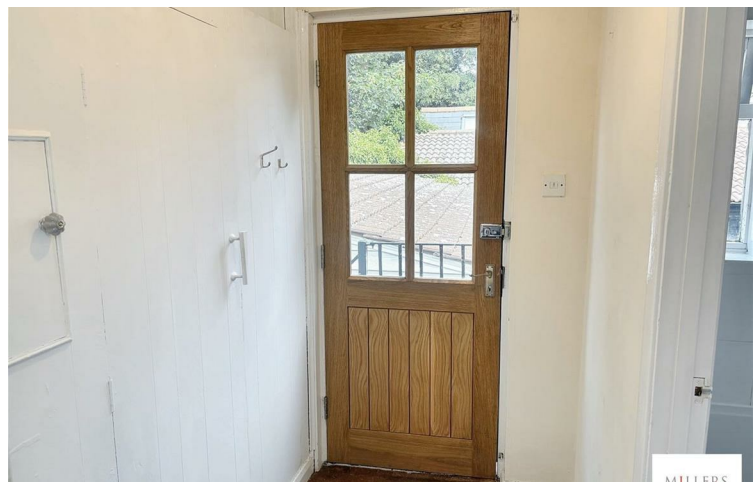
**£1,000 (From) Per Calendar Month**

- DOUBLE BEDROOM
- FITTED KITCHEN
- BATHROOM WITH SHOWER

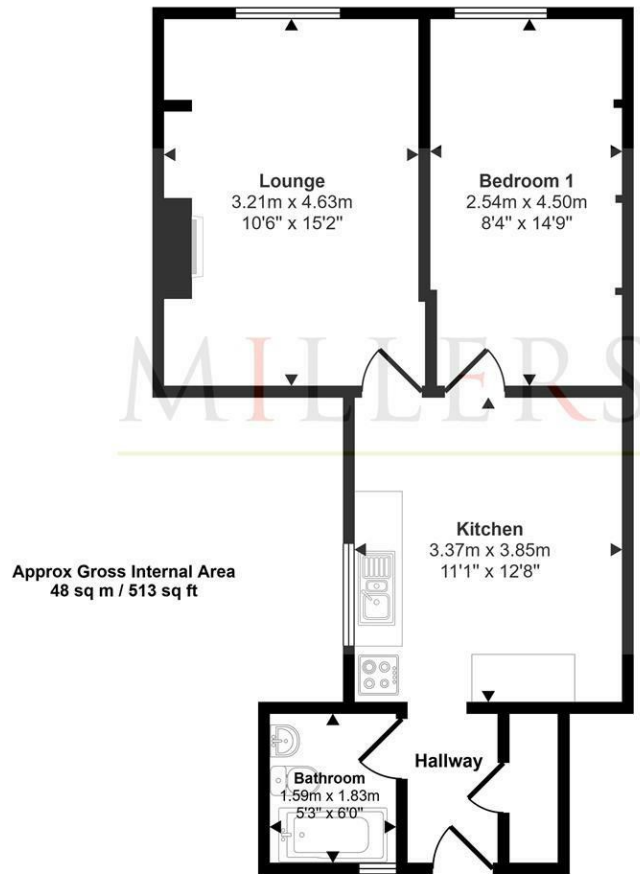
- FIRST FLOOR APPARTMENT
- ELECTRIC HEATING
- UNFURNISHED BASIS

- 16 MINS / 7.8 MILES TO STATION
- LIVING/DINING ROOM
- AVAILABLE NOW





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

#### Stairs Ascending

### FIRST FLOOR

<b>Kitchen</b>	11'1" x 12'8" (3.38m x 3.86m)
<b>Bathroom</b>	6' x 5'3" (1.83m x 1.60m)
<b>Lounge</b>	10'6" x 15'2" (3.20m x 4.62m)
<b>Bedroom</b>	14'9" x 8'4" (4.50m x 2.54m)

**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 22nd 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, 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.

**COUNCIL TAX**: The council tax band is B





## Directions

Start at Millers Estate Agents & Letting Agents in Epping 229 High St, Epping CM16 4BP Head north-east on High St/B1393 towards Star Ln - Continue to follow B1393 0.5 mi - Turn right onto The Plain/B181 3.2 mi - At the roundabout, take the 3rd exit onto High Rd/A414 - Continue to follow A414 3.1 mi - At The Four Wantz, take the 3rd exit onto High St Destination will be on the left - 0.6 mi 182A High St Chipping Ongar, Ongar CM5 9JJ.



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		
<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.