



Edmunds House, Hemnall Street, Epping

Asking Price £399,995



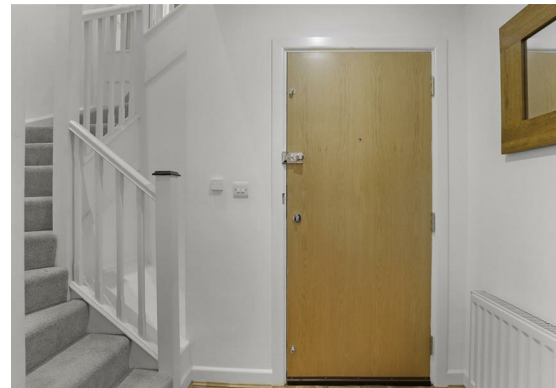
MILLERS
ESTATE AGENTS

* CONTEMPORARY HOME * DUPLEX
 APARTMENT * OPEN PLAN LIVING AREA *
 MASTER BEDROOM & DRESSING AREA *
 SECURE PARKING * CENTRAL EPPING
 LOCATION * CLOSE TO ALL AMENITIES *

A modern purpose built apartment in fabulous condition with spacious accommodation arranged over two floors. The property comprises a secure front entrance door with a telephone entry system leading to a communal hallway. Stairs ascend to the first floor and private front door. The inner hallway leads to a wonderful open plan living area with a fully fitted kitchen incorporating a breakfast bar, built in oven, hob and a feature extractor fan. The kitchen opens into the living room and combined dining area. Stairs ascend to the second floor which offers a master bedroom suite with dressing area benefitting from fitted wardrobes. There is a further double bedroom also with fitted wardrobes, and a generous family bathroom suite with white three-piece suite. The property is beautifully presented with excellent decorative order throughout. Externally the property enjoys a secure allocated parking space, set behind electric gates which can be accessed remotely via handy key fob. There are communal refuse area pedestrian access via a secure gate and key pad.

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.





GROUND FLOOR

Communal Entrance

FIRST FLOOR

Entrance Hallway

Open Plan Kitchen Lounge
19'6 x 14'4 (5.94m x 4.37m)

SECOND FLOOR

Bedroom One
10'5 x 11'4 (3.18m x 3.45m)

Dressing Area
8'9" x 7'3" (2.67m x 2.21m)

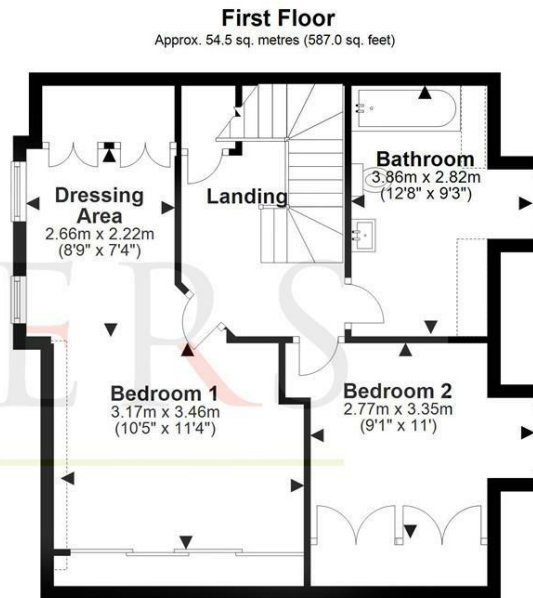
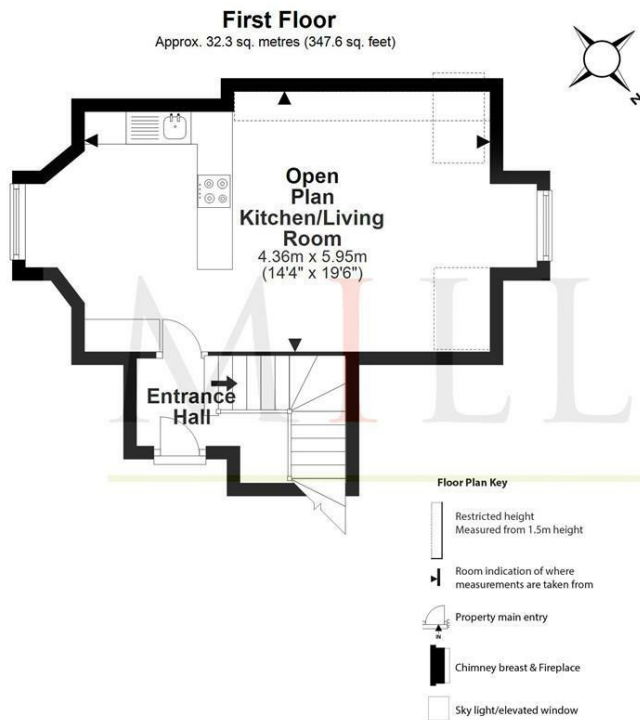
Bedroom Two
11' x 9'1" (3.35m x 2.77m)

Bathroom
12'8" x 9'3" (3.86m x 2.82m)

EXTERNAL AREA

Secure Allocated Parking





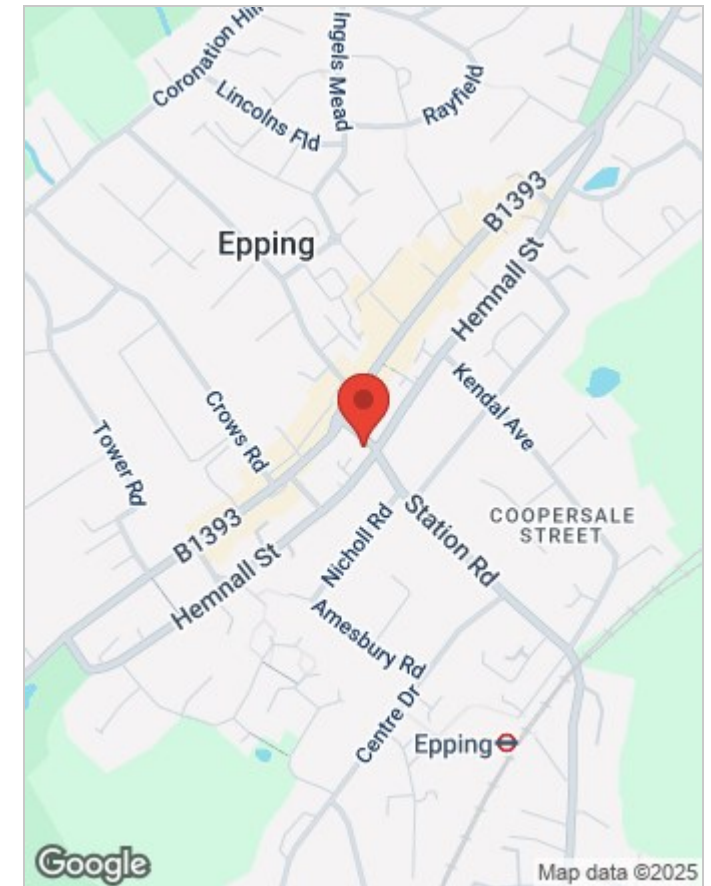
Total area: approx. 86.8 sq. metres (934.6 sq. feet)

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.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	