



Western Avenue, Epping, CM16 4JR

* BEAUTIFULLY PRESENTED * FIRST FLOOR APARTMENT * TWO BEDROOMS * STUNNING CONDITION * SHORT WALK TO STATION * FRONT AND REAR GARDEN * SPACIOUS *

Millers Lettings are pleased to bring to the market this recently refurbished two-bedroom first floor apartment, located on the popular Western Avenue in Epping. Perfectly positioned for Epping Tube Station and the open green spaces of Bell Common and Epping Forest, this home offers a superb balance of convenience and tranquility.

This well-presented home benefits from its own private entrance, a bright landing with utility area and access to loft storage. The open-plan living room and modern fitted kitchen enjoy views over common land and school playing fields, and come complete with integrated appliances. There are two bedrooms and a stylish shower room with a double-width shower tray. Externally, the property offers both front and rear gardens, with a lawned rear garden, small shed, and side access, plus a brick-built storage shed at the front.

Situated within easy reach of Epping Tube Station and the open spaces of Bell Common and Epping Forest, this apartment is ideal for tenants seeking modern living with outside space and excellent transport links.

This is a superbly presented apartment, ready to move into and perfect for professional tenants or small families looking for modern living close to transport links and open countryside.

* The property is AVAILABLE 4TH OCTOBER 2025 on an UNFURNISHED BASIS *

Western Avenue is located within the popular and historic market town of Epping and is within walking distance to open countryside, arable farmland and the station. Epping is a charming and desirable place to live and benefits from a busy High Street with a varied range of shops, bars, restaurants, cafes and public houses. There is a Central Line Station connecting London and is a short drive to the M11 at Hastingwood and the M25 at Walt



£1,695 Per Calendar Month

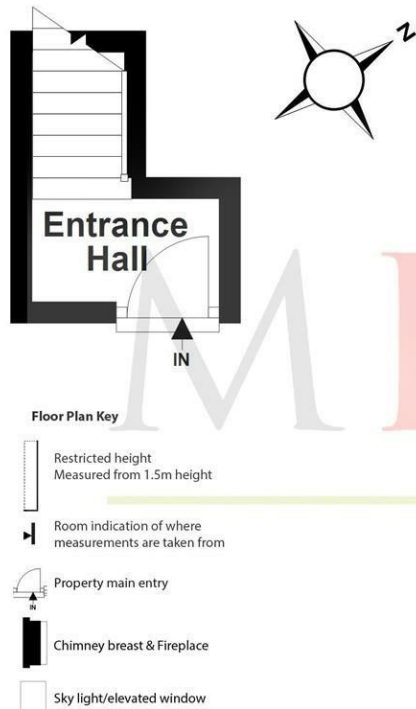
- BEAUTIFULLY REFURBISHED
- CLOSE TO EPPING STATION
- STUNNING CONDITION
- FRONT & REAR GARDENS
- DOUBLE GLAZED WINDOWS
- UNFURNISHED BASIS
- TWO BEDROOMS
- PERMIT STREET PARKING
- AVAILABLE 4TH OCTOBER 2025



MILLERS
LETTINGS

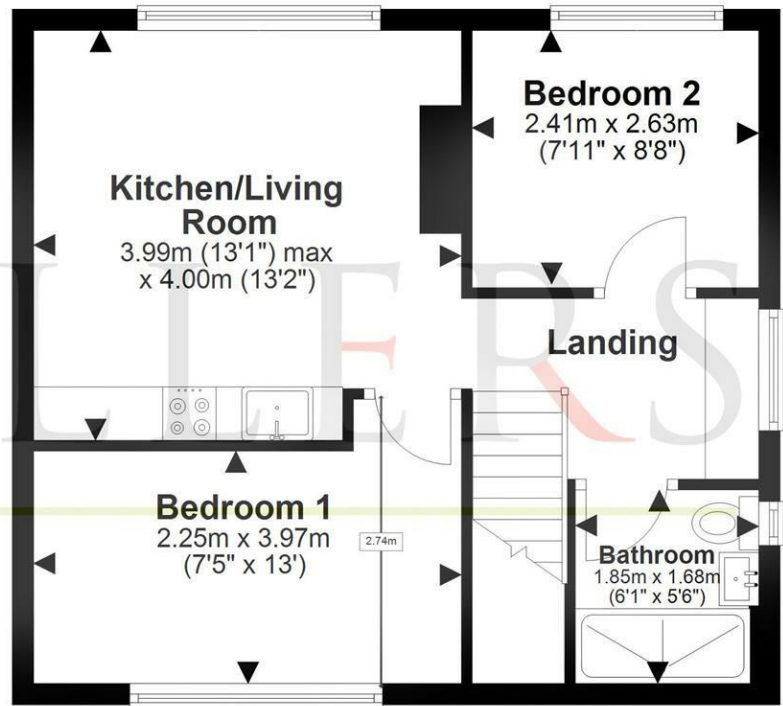
Ground Floor

Approx. 2.9 sq. metres (31.0 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 44.8 sq. metres (482.3 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 Plan produced using PlanUp.

Property Dimensions

GROUND FLOOR

Inner Hallway

FIRST FLOOR

Kitchen Living Room 13'1" x 13'1" (3.99m x 4.00m)

Bedroom One 7'5" x 13'0" (2.25m x 3.97m)

Shower Room 6'1" x 5'6" (1.85m x 1.68m)

Bedroom Two 7'11" x 8'8" (2.41m x 2.63m)

EXTERNAL AREA

Rear Garden (Approx) 30'10" x 21'5" (9.4m x 6.55m)

Brick Storage Shed

Front Garden (Approx) 13'11" x 12'2" (4.26m x 3.72m)

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 4th October 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, with all white goods.

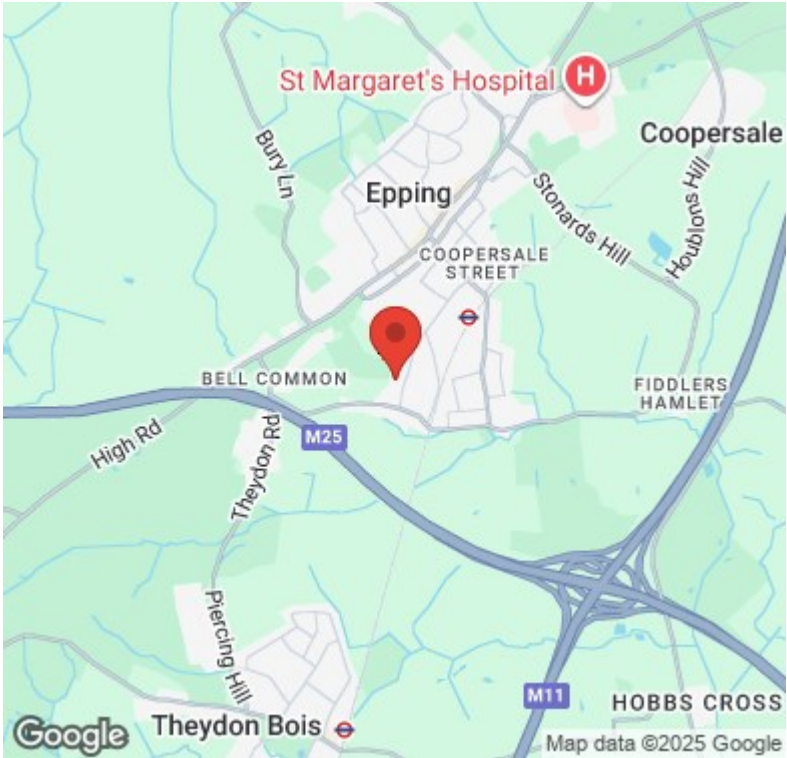
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is B



Directions

START: Millers 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward High St/B1393. Go through 1 roundabout. 0.1. At the roundabout, take the 1st exit onto Station Rd 0.4. Turn right onto Centre Dr. 0.7. Turn right onto Western Ave. Destination will be on the right. 0.8 Arrive: Western Avenue, Epping, CM16 4JR. Total time: 3 mins 8s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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.