



Woodland Grove, Epping, CM16 4NE

* FIRST FLOOR * ONE BEDROOM * 300 METERS TO EPPING STATION * ALLOCATED PARKING SPACE * WELL PRESENTED * CLOSE TO AMENITIES *

We are pleased to offer this well presented one double bedroom first-floor apartment benefitting from an allocated parking space with additional visitors parking, situated in an excellent location close to Epping Central Line Station serving London. The accommodation comprises a front door allowing access to the entrance hall, doors to lounge diner with wood effect flooring, an archway leads to a modern kitchen which is fitted with a range of wall and base units and rolled edge working surfaces and a built in oven, hob and fan. There is a Double bedroom and family bathroom with a three-piece suite and white sanitary ware.

Woodland Grove is a purpose-built development of modern apartments which afford the residents many benefits. Including several communal gardens, many with lawn areas, shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in the block hallways, with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage.

The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.

** The property is AVAILABLE 9TH DECEMBER 2025 on an UNFURNISHED BASIS ** Please note, there is an additional charge of £25 P.C.M to cover the cost of the WATER UTILITY BILL



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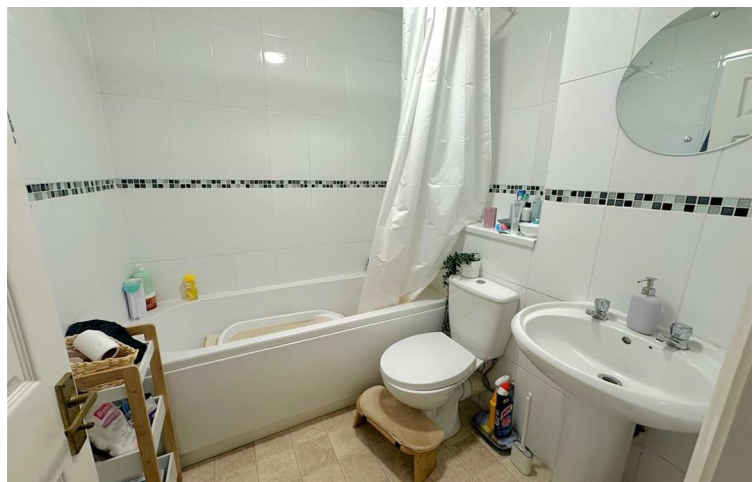
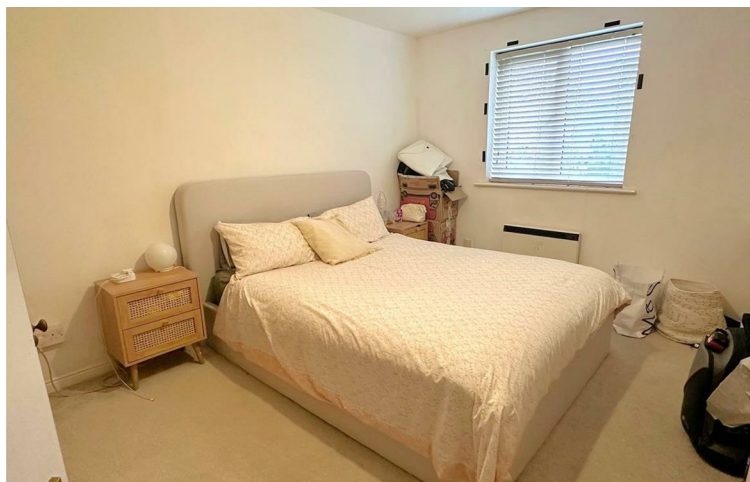
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£1,250 Per Calendar Month

- APPROX. 450 SQ FT VOLUME
- 200 METERS TO STATION
- OFF STREET PARKING

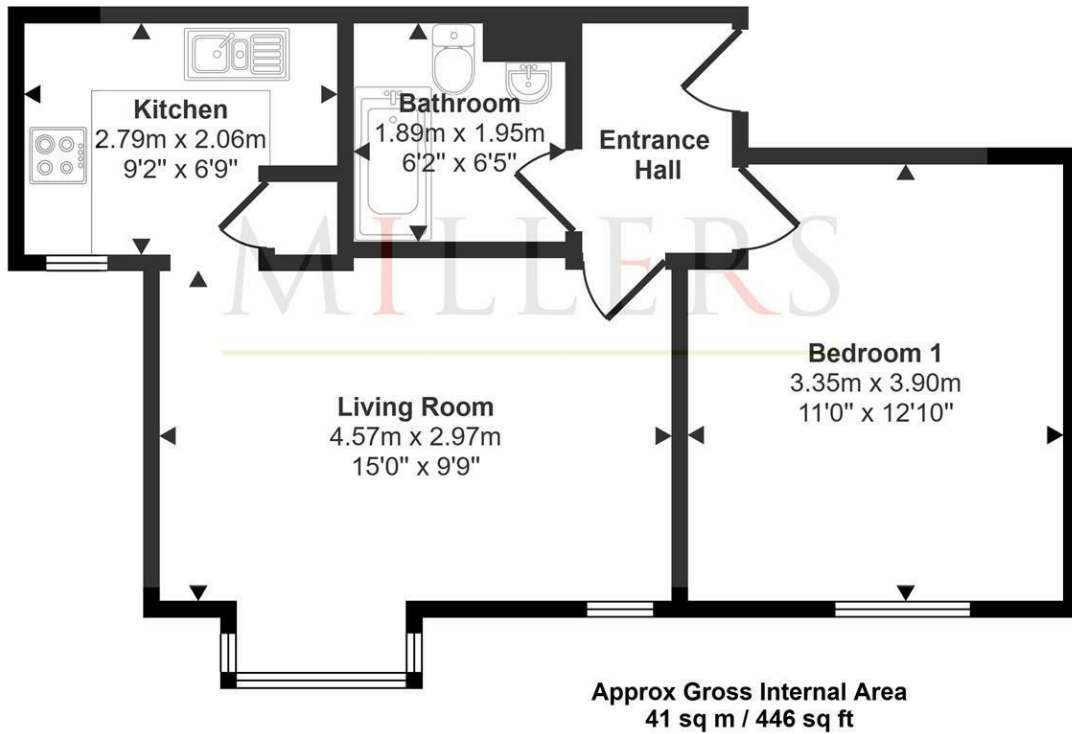
- FIRST FLOOR FLAT
- 2 MINS / 0.9 MILES TO HIGH ST.
- AVAILABLE 9TH DECEMBER 2025

- BUILT IN OVEN, HOB & FAN
- SECURE ENTRY SYSTEM
- UNFURNISHED



MILLERS
LETTINGS

First Floor



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

Communal Entrance

Stairs & Landings

FIRST FLOOR

Living Room 15' x 9'9" (4.57m x 2.97m)

Kitchen 9'2" x 6'9" (2.79m x 2.06m)

Bedroom One 11'2 x 12'10" (3.40m x 3.91m)

Bathroom 6'2" x 6'5" (1.88m x 1.96m)

EXTERNAL AREA

Parking Space

Communal Gardens

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 9TH DECEMBER 2025 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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. £25 per month for Water Rates.

COUNCIL TAX: The council tax band is B

Directions

START: Millers Sales & Lettings 229 High Street, Epping, CM16 4BP. Turning right toward Epping Church. Turn left at the second mini roundabout into Station Road. Continue down the hill towards the station taking the third right into Centre Drive. Continue forward and take the second left into Woodland Grove. The flat will be one the right hand side of the development. ARRIVE: Woodland Grove, Epping, Essex, CM16 4NF.

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		
	71	79
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.