



Buckingham Road, Epping, CM16 5AF

* FIRST FLOOR APARTMENT * NEW TO MARKET * ALLOCATED PARKING * SECURE ENTRY SYSTEM * TWO BEDROOMS * CLOSE TO THE TUBE STATION * NEXT TO HIGH STREET *

Nestled on the desirable Buckingham Road in the heart of Epping, this stylish first-floor flat offers modern living in an excellent location. The property features two spacious bedrooms, making it a perfect choice for couples, small families, or professionals seeking a comfortable and contemporary home.

Upon entering, you are welcomed by a bright and airy open-plan kitchen and lounge area — an ideal space for relaxing or entertaining. The kitchen boasts a sleek, modern design, enhanced by generous natural light that fills the room, creating a warm and inviting atmosphere throughout.

The flat includes a well-presented bathroom and the added benefit of an allocated parking space for convenience.

Perfectly positioned within walking distance of Epping's bustling High Street, residents can enjoy easy access to an array of shops, cafes, and local amenities. Epping Station is also close by, offering direct links to London and surrounding areas — ideal for commuters.

Combining contemporary style with a sought-after location, this impressive two-bedroom flat on Buckingham Road offers a fantastic opportunity for those looking to rent in one of Epping's most desirable areas.



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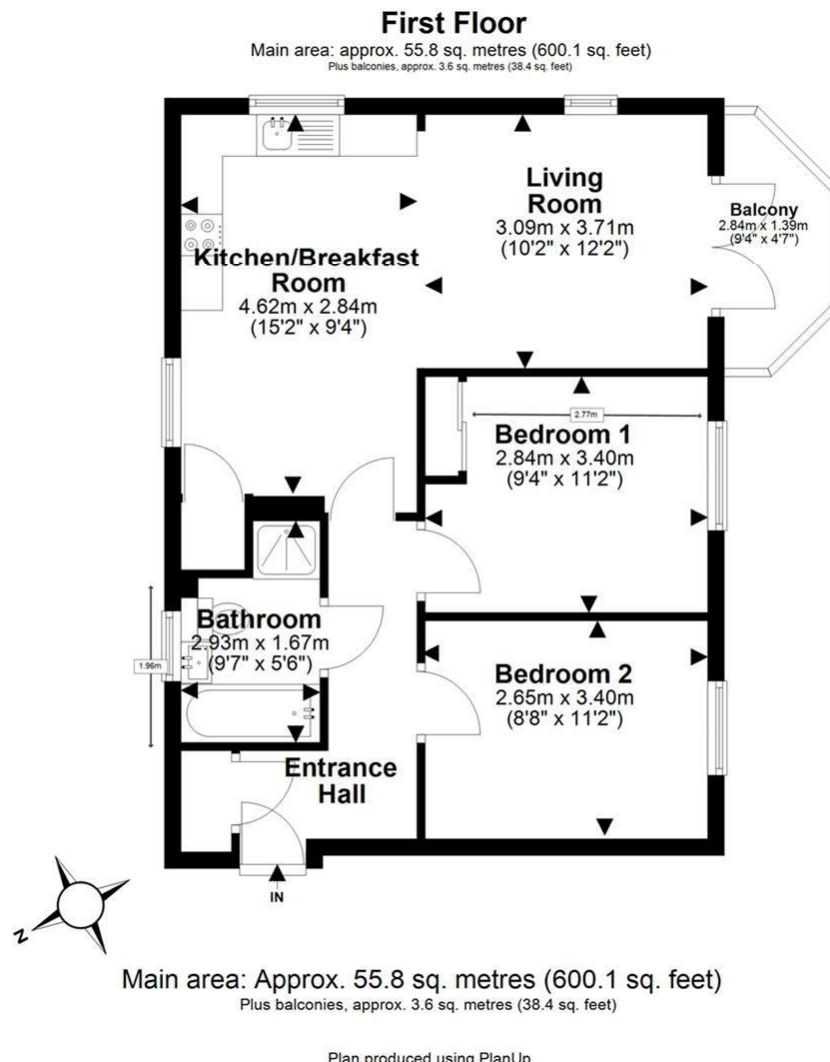
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£1,750 (From) Per Calendar Month

- TWO DOUBLE BEDROOMS
- CLOSE TO EPPING STATION
- DOUBLE GLAZED
- WALKING DISTANCE TO HIGH STREET
- GAS CENTRAL HEATING
- AVAILABLE 8TH NOVEMBER 2025
- ALLOCATED PARKING
- INTERGRATED KITCHEN
- UNFURNISHED BASIS



MILLERS
LETTINGS



Property Dimensions

Communal Entrance

Stairs To First Floor

Entrance Hall

Kitchen/Breakfast Room 15'2 x 9'4 (4.62m x 2.84m)

Living Room Area 10'2 x 12'2 (3.10m x 3.71m)

Balcony 9'4 x 4'7 (2.84m x 1.40m)

Bedroom 1 9'4 x 11'2 (2.84m x 3.40m)

Bedroom 2 8'8 x 11'2 (2.64m x 3.40m)

Bathroom 9'7 max x 5'6 max (2.92m max x 1.68m max)

EXTERIOR

Communal Gardens

Bin Sheds

Bike Shed

Allocated Parking

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 8th November 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 option to be 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 E



Directions

From Millers office turn right along the High Street and take the first right into Tower Road. As you travel down Tower Road turn left into Buckingham Road and immediate right and the flat can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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		
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.