



Kestrel House, Falconry Court, Epping, CM16 5DQ

* BRAND NEW DEVELOPMENT * BEAUTIFULLY FINISHED * FIRST FLOOR FLAT * ONE DOUBLE BEDROOM * WALK TO EPPING STATION * PRIVATE CAR PARK *

Millers Lettings is proud to present this stunning one-bedroom apartment in the stylish Falconry Court development on Bakers Lane. Perfectly located just a few minutes walk from Epping Tube Station and next to the High Street, this modern residence combines luxury and convenience.

Recently refurbished, Falconry Court offers elegant interiors with contemporary kitchens featuring green-fronted units, contrasting worktops, and integrated appliances — oven, hob, extractor, fridge freezer, dishwasher, and washing machine. The sleek bathroom boasts white sanitary ware and marble-effect tiling, while the home is enhanced by double glazing, gas central heating, and a secure Entryphone system.

The apartment includes an entrance hall with storage, an open-plan lounge with a fully fitted kitchen, a stylish three-piece bathroom, and a spacious double bedroom. Residents also enjoy access to a private car park within this exclusive, gated development.

** AVAILABLE from the 14th NOVEMBER 2025 on an UNFURNISHED BASIS **

Bakers Lane can be found in the heart of the popular and historic market town of Epping and is within walking distance of open countryside and arable farmland. Epping is a charming and desirable place to live and benefits from a busy High Street with a varied range of shops, including M&S and Tesco, bars and restaurants, cafes and public houses. The Central Line Station connects to London and the west end and road links via the M11 at Hastingwood and the M25 at Waltham Abbey. **



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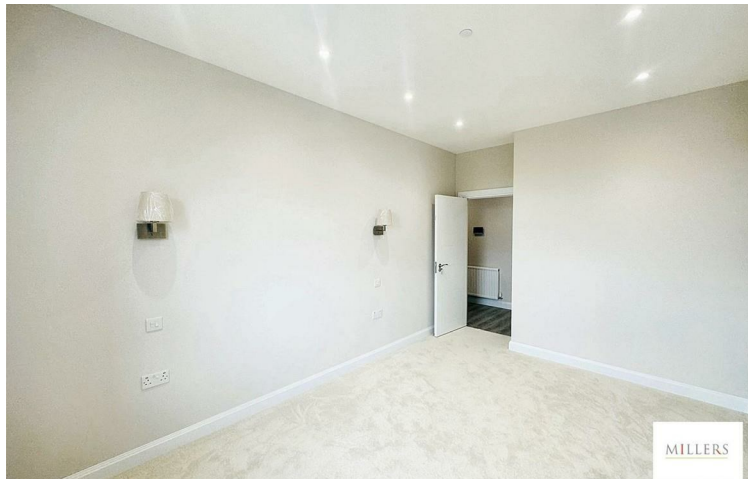
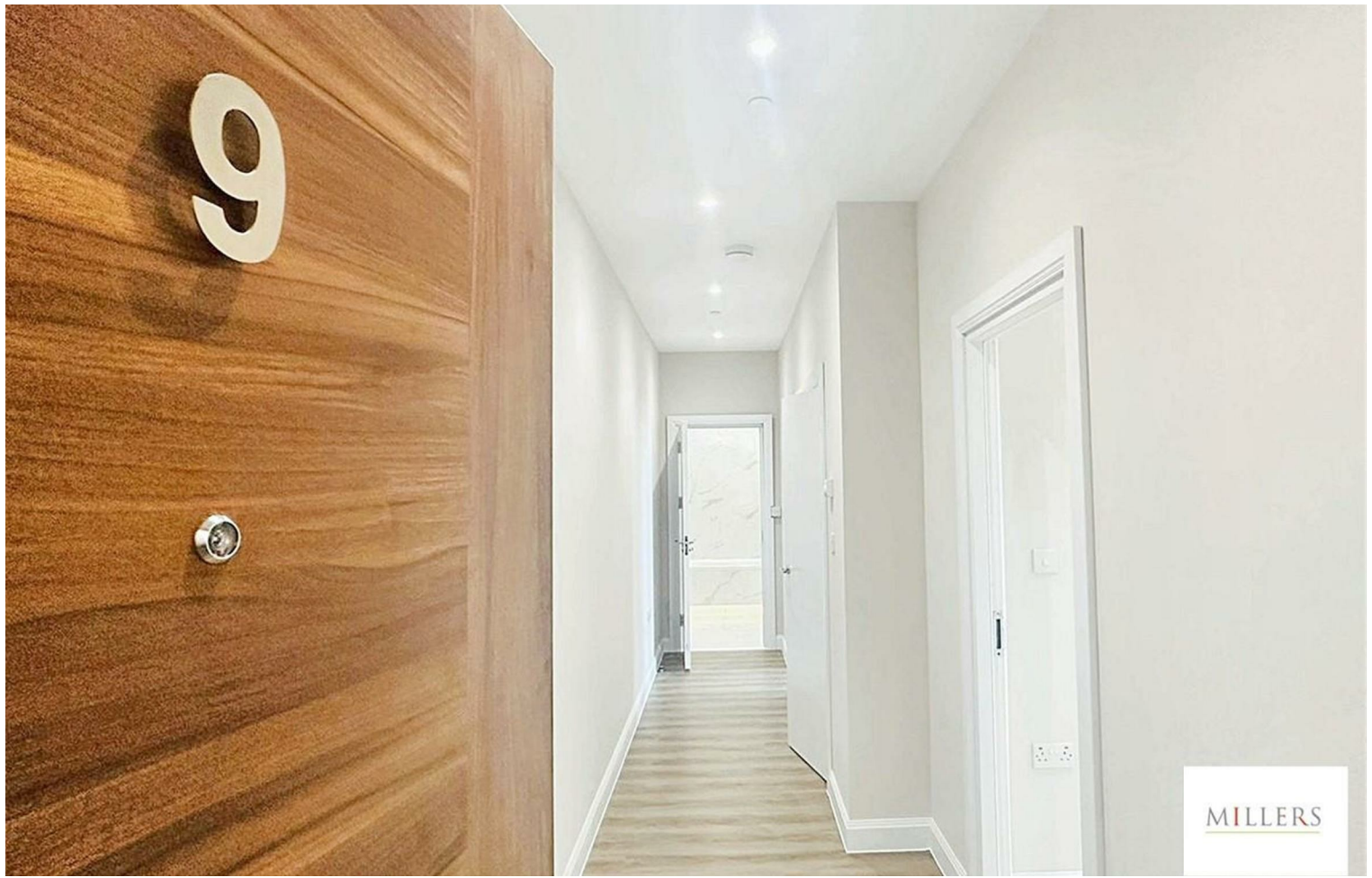


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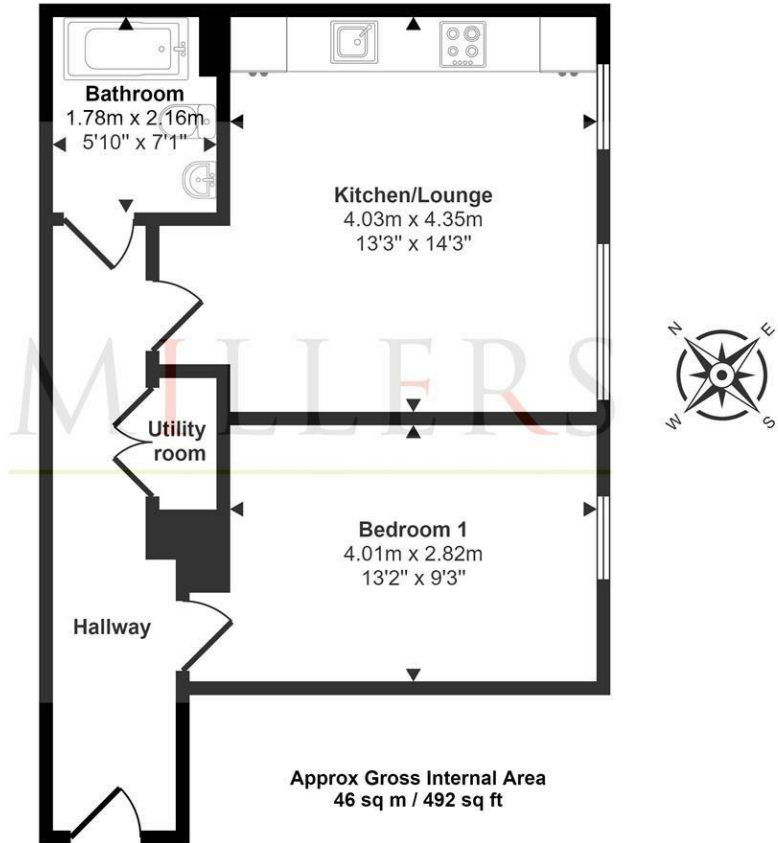
£1,450 Per Calendar Month

- NEW BUILD APARTMENTS
- MODERN RESIDENTIAL DEVELOPMENT
- 2 MINS TO STATION
- OPEN PLAN LIVING
- PRIVATE CAR PARKING
- UNFURNISHED BASIS
- NEXT TO HIGH STREET
- ONE DOUBLE BEDROOM
- AVAILABLE 14TH NOVEMBER 2025



MILLERS
LETTINGS

Kestrel House, Falconry Court, Bakers Lane, Epping



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

EXTERNAL AREA

Communal Entrance Hall

Elevator Service

Private Car Park

GROUND FLOOR

Hallway & Storage Cupboard

Lounge Kitchen 13'3" x 14'3" (4.04m x 4.34m)

Bedroom One 9'3" x 13'3" (2.82m x 4.04m)

Bathroom 5'10" x 7'1" (1.78m x 2.16m)

TERM: An initial TWELVE month tenancy is offered, although a longer term could be available, for the right applicant.

DATE: The earliest date that a successful client could move into the property will be the 14th 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 UNFURNISHED basis, although there are white goods.

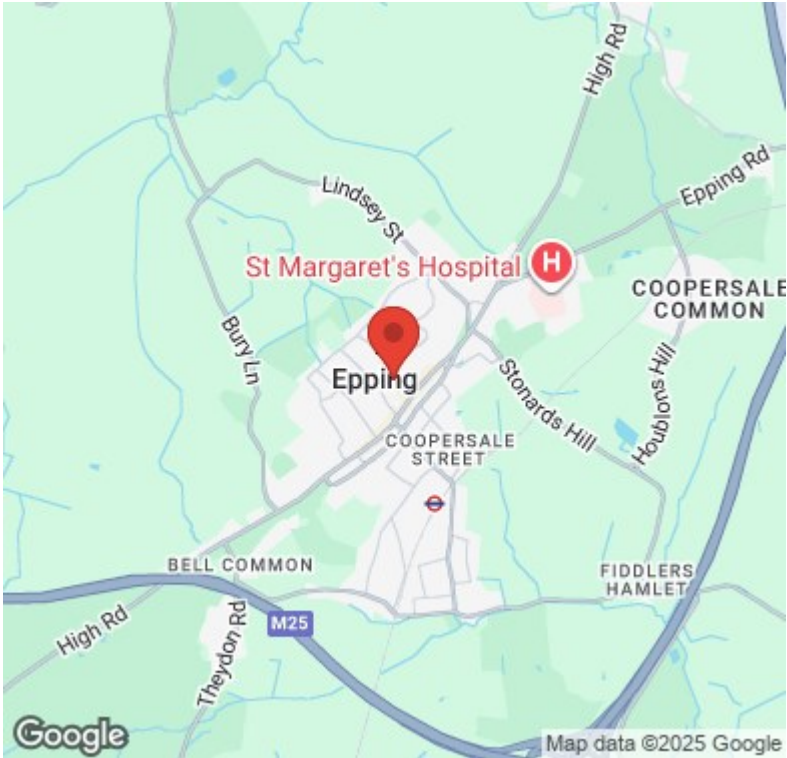
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C



Directions

START: Millers Estate Agents & Letting Agents, 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward Epping Church. 0.1. At the roundabout, take the 2nd exit onto St Johns Road. 0.2. Turn right onto Bakers Lane. Destination will be on the right hand side. 0.3. ARRIVE: Bakers Lane, Epping, CM16 5DN. Total time: 1 mins 3s.



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		
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.