



Kendal Avenue, Epping

£875 Per month

A WELL PRESENTED CHARACTERED ONE BED FIRST FLOOR FLAT WITH ALLOCATED PARKING. The property is situated in central Epping and is only a few minutes walk from Epping's Central Line Station serving the City and London. The property comprises a living room, a fitted kitchen, a three-piece bathroom suite, double bedroom and has allocated parking for one car. The property is AVAILABLE in MAY 2015 on an UNFURNISHED BASIS. NO SMOKERS, PETS or D.S.S. please. An internal Inspection is strongly recommended.



Kendal Avenue, Epping

Entrance Hall

Living Room

14'6 x 12' (4.42m x 3.66m)

Fitted Kitchen

10'10 x 6'11 (3.30m x 2.11m)

Bedroom One

12'1 x 12'1 >10'1 (3.68m x 3.68m >10'1)

Bathroom

Allocated Parking

TERM

An initial 12 month contract with a six months break clause

DEPOSIT

Equal two 1.5 months worth of rent

DATE

Available 22nd May 2015

FURNITURE

Unfurnished accommodation but there are kitchen appliances

ADMINISTRATION FEES

Tenants will be charged an administration fee £180 (INCLUDING VAT)

REFERENCE FEES

£90.00 Per person over the age of 18 years old (INCLUDING VAT)

Mortgages

If you require a mortgage to purchase this or any other property, we are able to arrange a no obligation discussion with an independent financial advisor who is regulated by the Financial Services Authority.



MILLERS HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FITTING OR ANY SERVICES CONNECTED AND CANNOT VERIFY THAT THEY ARE IN WORKING ORDER, BUYER(S) ARE ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. INTERNAL MEASUREMENTS HAVE A

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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	

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