



## St Helens Court, Epping

\* GROUND FLOOR APARTMENT \* TWO DOUBLE BEDROOM \* COMMUNAL GARDENS \* GARAGE EN-BLOC \* HIGH STREET POSITION \* SOUGHT AFTER DEVELOPMENT \*

St Helens Court in Hemnall Street, is a modest development of just twelve apartments, divided into two attractive buildings. Offering pretty communal gardens, garaging (en-bloc) and is located in a quiet position, within a short stroll to the high street and being approx. 0.7 miles to Epping Station.

The spacious ground floor accommodation is accessible via a secure entry system which allows access to a neatly kept, communal entrance hall, stairs and landings. The front door provides access to the inner hallway which leads into the main living accommodation. The generous living room has a feature fireplace and a balcony with doors that open onto the front gardens. There is a kitchen fitted with a range of units and work surfaces, with space for a washing machine, cooker and fridge freezer. A access door also leads out to the rear gardens. There are two spacious double bedrooms and a three-piece showeroom, finished with white sanitary ware. Externally the property has a garage, located en-bloc and to the end of the court and it's pretty gardens to the front, private to the residents at the rear. Additionally, the property has double glazed windows and gas heating via radiators. This is a fabulous property which is perfect for the downsizer, looking for ground floor living, or a first time buyer.

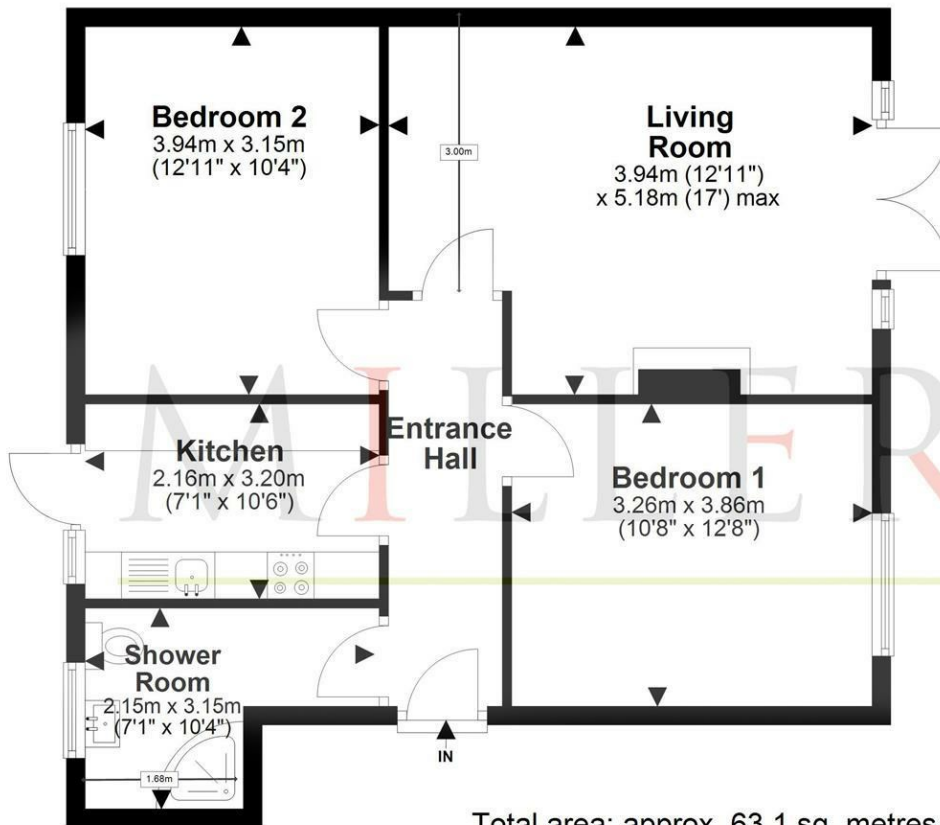
Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.

- DOUBLE GLAZED WINDOWS
- HIGH STREET LOCATION
- ALMOST 680 SQ FT VOLUME
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE EN-BLOC
- PERFECT HIGH ST POSITION
- ATTRACTIVE DEVELOPMENT
- SHARE OF FREEHOLD
- 965 YEARS LEASE REMAIN

**Offers Over £410,000**



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ESTATE AGENTS



**Ground Floor**  
Approx. 63.1 sq. metres (679.6 sq. feet)

Total area: approx. 63.1 sq. metres (679.6 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

Entrance Hall	4'0" x 14'10" (1.22m x 4.52m)
Living Room	12'11" x 17'0" (3.94m x 5.18m)
Kitchen	7'1" x 10'6" (2.16m x 3.20m)
Bedroom One	10'8" x 12'8" (3.26m x 3.86m)
Bedroom Two	12'11" x 10'4" (3.94m x 3.15m)
Shower Room	10'4" x 7'1" (3.15m x 2.16m)

### EXTERNAL AREA

Garage En-Bloc	17'8" x 7'6" (5.38m x 2.29m)
Communal Gardens	






## Directions

Start: Millers 229 High Street, Epping, CM16 4BA office. Turn right along the High Road towards Tescos. Turning left at the second mini roundabout on to Station Road. Take the first left onto Hemnall Street. Proceed along the Hemnall Street to the right hand bend. Proceed straight over the right hand junction. Continue past the right hand turning at Hartland Road. St Helens Court can be found on the right hand side. Arrive: CM16 4LL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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