



MILLERS

Wellington Road, North Weald, CM16 6JU

* ONE DOUBLE BEDROOM * SECOND FLOOR FLAT * BEAUTIFULLY PRESENTED * POPULAR LOCATION * ALLOCATED PARKING *

Millers are pleased to offer this one double bedroom first floor flat with allocated parking in a quiet village location. The property is situated approx 3 miles from Epping Tube station serving London and is just a short walk to the local shops, public houses, restaurants and schooling. The accommodation which presents beautifully comprises communal entrance with a front door leading to the hallway, living room, fitted kitchen, three-piece bathroom and a double bedroom with built in wardrobes.

** The property is AVAILABLE from the 17th APRIL 2025 on an UNFURNISHED basis. **

North Weald is a friendly and popular village offering a well-regarded primary school St Andrews, local shops including a COOP, restaurants and x2 public houses. The village also enjoys a close proximity to open countryside and arable farmland which is ideal for walking and cycling and is close to parts of Epping Forest for horse riding and bike riding. Transport links are offered via the A414 for Chelmsford, Harlow and Ware and the M11 at Hastingwood and M25 at Waltham Abbey. Epping Town is approximately 2.5 miles distance and benefits from a Central Line Underground Station serving London.



1



1



1



C

£1,095 Per Calendar Month

- ONE BEDROOM FLAT
- LIVING ROOM
- ALLOCATED PARKING

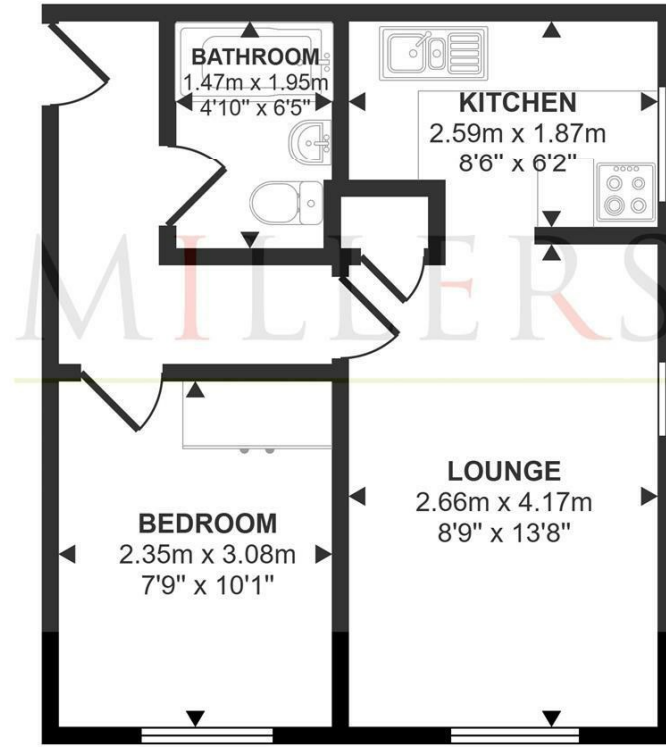
- FIRST FLOOR
- FITTED KITCHEN
- UNFURNISHED BASIS

- BEAUTIFULLY PRESENTED
- THREE-PIECE BATHROOM
- AVAILABLE 17TH APRIL 2025



MILLERS
LETTINGS

Second Floor



Approx Gross Internal Area
32 sq m / 346 sq ft

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

Front Aspect

Communal Entrance

Communal Stairs & Landings

FIRST FLOOR

Inner Hallway

Living Room 13'8" x 13'9" (4.17m x 4.19m)

Fitted Kitchen 8'06" x 6'02" (2.59m x 1.88m)

Bedroom One (Max) 10'01" x 7'09" (3.07m x 2.36m)

Bathroom

6'05" x 4'10" (1.96m x 1.47m)

EXTERNAL AREA

Communal Gardens

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 the 17th APRIL 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.

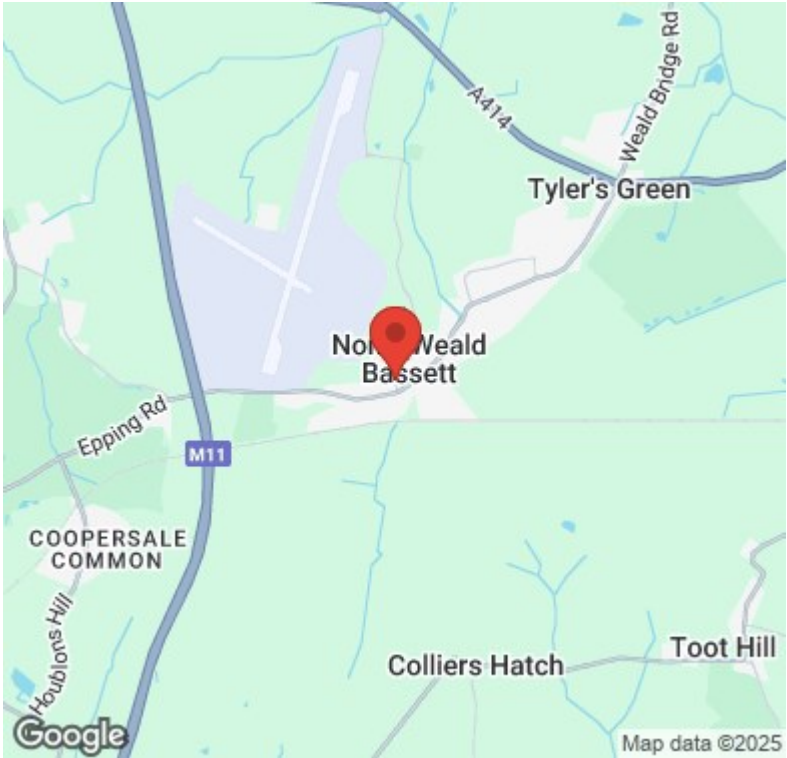
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C



Directions

Start: Millers 229 High St, Epping, CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Continue to follow B1393. Turn right onto The Plain/B181. Continue to follow B181. At the roundabout, take the 1st exit onto Wellington Rd. Destination will be on the left. Arrive: Wellington Road, North Weald Bassett, Epping CM16 6JU



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		
	76	78
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.