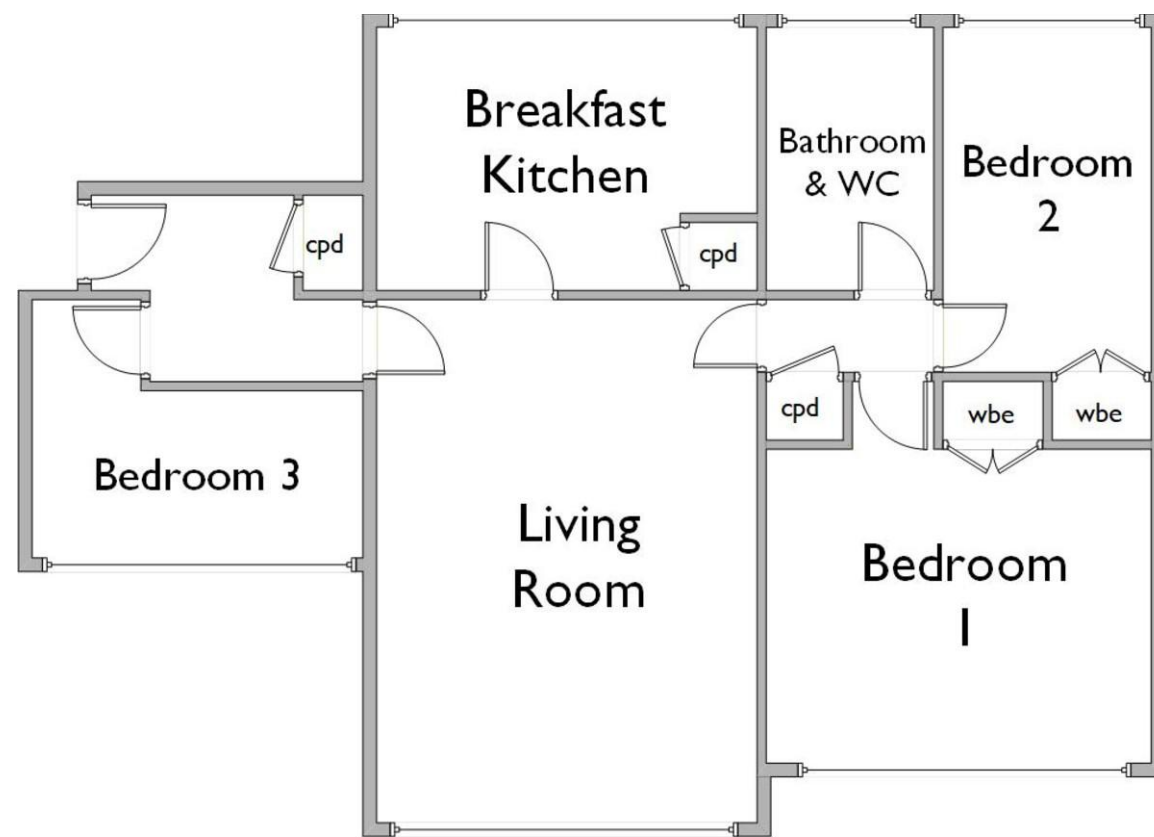




Gross Internal Floor Area:
Approximately 955sq.ft. / 89sq.m.



FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

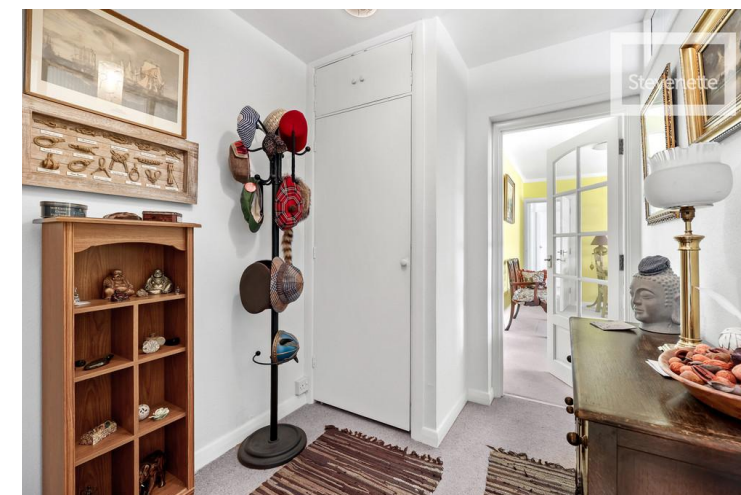
FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.

EPC - tbc



Stevenette

5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

@StevenetteandCoLLP

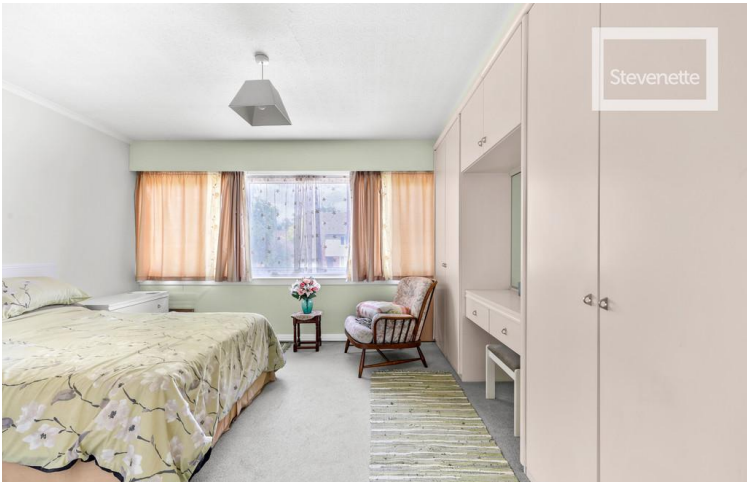
@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Stevenette

12 Fairlawns
Epping, CM16 6SL
£380,000



- First Floor Apartment
- 3 Bedrooms
- Share of Freehold
- Double Glazing
- Gas Warm Air Heating
- Garage En-Bloc

This first floor apartment forms part of an established development that stands in immaculate lawned grounds just to the north of the town centre. This is a perfect position for those wanting to be a short walk from the cafes and shops of Epping High Street as well as the open grounds of Stonards Hill recreation grounds - literally a 50 metre stroll. Offered with NO ONWARD CHAIN, the spacious accommodation is particularly light and bright and includes a 19' reception room, generous breakfast kitchen, updated bathroom as well as 3 bedrooms - the third presenting an excellent opportunity for a study or dining room if required.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Stairs to:

FIRST FLOOR

ENTRANCE HALL

Built-in storage cupboard.

LIVING & DINING ROOM

19' 3" x 13' 11" (5.87m x 4.24m)

BREAKFAST KITCHEN

13' 11" x 9' 8" (4.24m x 2.95m)

Built-in cupboard concealing the gas warm-air and hot water boiler.

INNER HALL

Built-in cupboard.

BEDROOM 1

13' 11" x 11' 6" min (4.24m x 3.51m)

Built-in double wardrobe.

BEDROOM 2

12' 7" x 7' 8" (3.84m x 2.34m)

Built-in double wardrobe.

BEDROOM 3

12' 2" x 6' 6" min (3.71m x 1.98m)

BATHROOM & WC

9' 7" x 5' 8" (2.92m x 1.73m)

EXTERIOR

The buildings stand behind smartly kept communal lawn areas and there is a further communal garden area.

Within the grounds, the property has a:

SINGLE GARAGE

8' 9" x 18' 3" (2.67m x 5.56m)

Up and over door.

TENURE & SERVICE CHARGE

We understand the property to be long leasehold (Share of Freehold) and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). The lease is understood to be 999 years commencing 7 March 2002 (974 years remaining).

A service charge of £750 per quarter is payable in respect of maintenance and services of the grounds and communal areas, window cleaning, buildings insurance and management of the development.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

Viewing is available strictly by appointment
with Stevenette and Company LLP
01992 563090

