



Spriggs Court, Palmers Hill, Epping.

£359,995



MILLERS
ESTATE AGENTS

*** RARE TO MARKET * TWO DOUBLE BEDROOMS * GARAGE EN-BLOC * BALCONY WITH TOWN VIEWS * FIRST FLOOR APARTMENT * NO ONWARD CHAIN ***

We are delighted to offer this attractive two bedroom apartment located in a desirable and popular block; being opposite the town green. The spacious property measure approx. 730 sq ft of accommodation, has a garage en-bloc and is positioned with a short walk to the High Street and town station which serves London via the central line underground station.

A secure entry phone service to the communal front door allows access to the communal entrance and hallways. Stairs ascend to the upper floors and apartments which will offer scenic views of the communal gardens and the town green. The accommodation comprises a front door allowing access to the inner hallway which leads to the living room. Featuring a balcony and facing in a south westerly direction, this room will be bathed in natural sunlight. There is a dining area which leads into the kitchen. There are two double bedrooms, a family bathroom comprising a three-piece bathroom suite. The property also benefits with communal car parking, communal refuse area and internal ground floor shed. Although the property need refurbishment, it is a great opportunity to acquire one of Epping's premier apartments in a super desirable area.

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.





GROUND FLOOR

Communal Entrance

FIRST FLOOR

Entrance Hall

Study Area

9'1" x 9'1" (2.76m x 2.77m)

Kitchen

5'10" x 11'8" (1.78m x 3.55m)

Living Room

16'10" x 11'8" (5.13m x 3.55m)

Balcony

2'10" x 6'9" (0.86m x 2.06m)

Bedroom One

11'10" x 9'10" (3.61m x 3.00m)

Bedroom Two

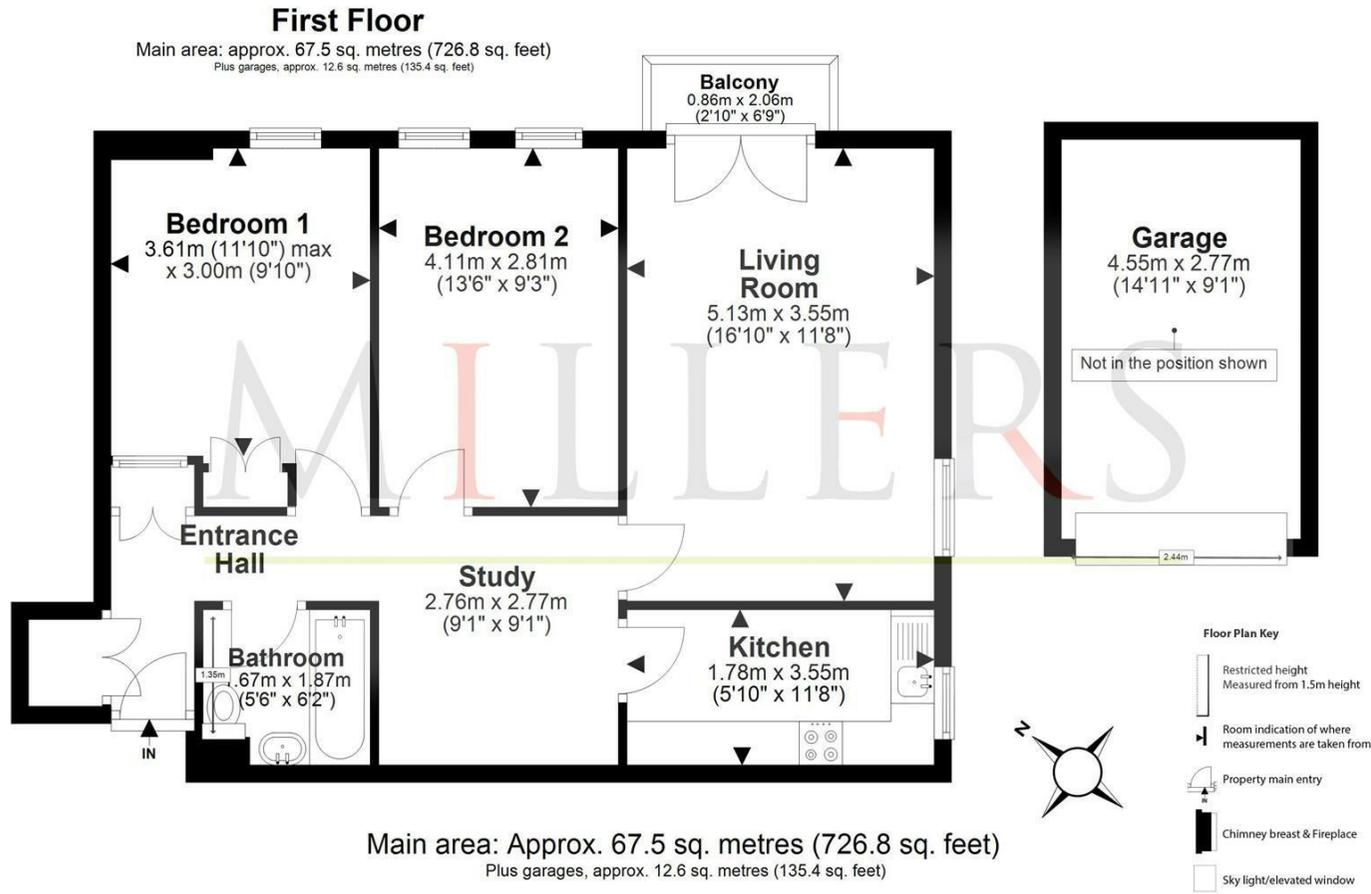
13'6" x 9'3" (4.11m x 2.81m)

EXTERNAL AREA

Car Parking

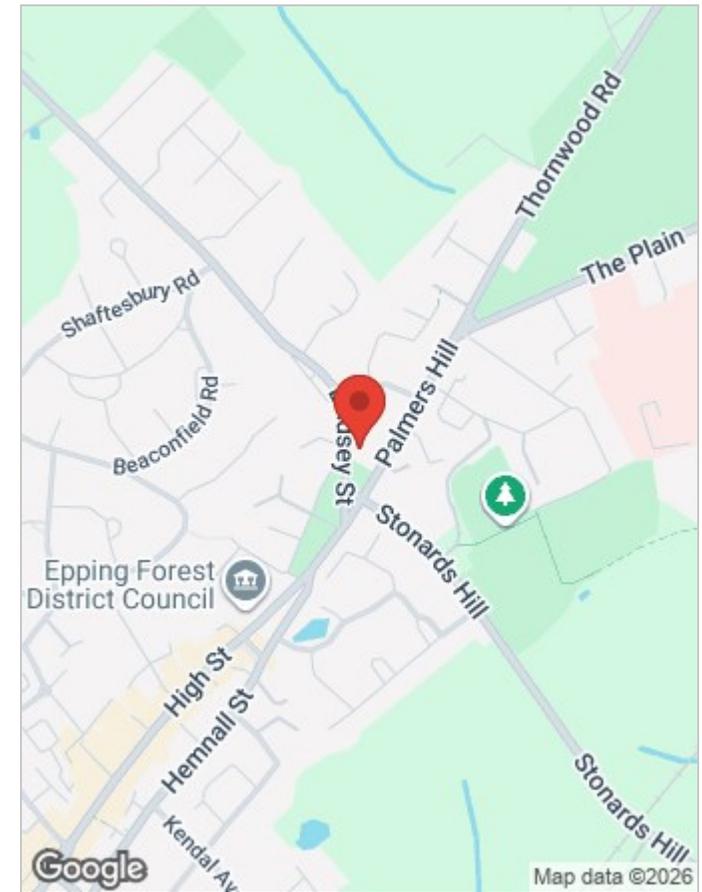
Garage En-Bloc

14'11" x 9'1" (4.55m x 2.77m)



Main area: Approx. 67.5 sq. metres (726.8 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.4 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	61		(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

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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.