



Cedar Court, Epping, CM16 4HL

* FIRST FLOOR APARTMENT * ONE DOUBLE BEDROOM * WELL MAINTAINED * NEWLY REFURBISHED * PERMIT PARKING AVAILABLE * PRIME LOCATION * PERFECT FOR COMMUTERS *

Millers Lettings are delighted to present this spacious and well-presented one-bedroom apartment, ideally situated within the highly sought-after private development of Cedar Court.

The accommodation comprises a secure communal entrance with well-maintained hallways leading to a private front door. Internally, the property offers an entrance hallway with a cloakroom/WC, a brand new fully fitted kitchen complete with integrated appliances, and a bright and spacious lounge/dining room with double doors opening onto a private balcony.

The generous double bedroom benefits from built-in wardrobes and an en-suite shower room, providing comfortable and practical living.

Externally, residents can enjoy beautifully maintained communal gardens and grounds, an allocated covered carport parking space, and additional visitor parking.

Ideally located, Cedar Court offers a peaceful setting while remaining within easy reach of local amenities and transport links, making it an excellent home for professionals or couples alike.

** The property is AVAILABLE 31st July 2026 on an UNFURNISHED basis **

Cedar Court is situated within a short walk of the High Street with its array of cafes, bars, restaurants and boutique shops. Parts of Epping Forest and arable farmland are accessible on foot and transport links are provided via Epping's Central Line Tube Station serving London, the M11 at Hastingwood and M25 at Waltham Abbey.



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£1,400 Per Calendar Month

- PRIVATE DEVELOPMENT
- OPEN PLAN LIVING ROOM
- NEXT TO EPPING STATION

- FIRST FLOOR APARTMENT
- EN-SUITE BATHROOM
- UNFURNISHED BASIS

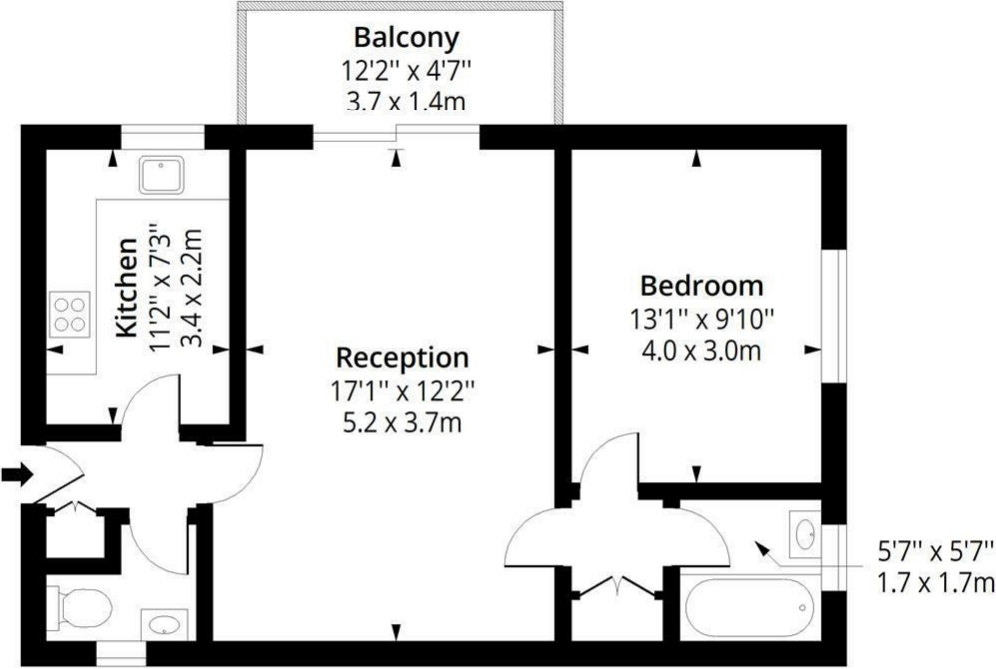
- ONE DOUBLE BEDROOM FLAT
- PERMIT PROTECTED PARKING
- AVAILABLE 31ST JULY 2026



MILLERS
LETTINGS

Cedar Court CM16

Approx. Gross Internal Area 591 Sq Ft - 54.90 Sq M
Approx. Gross Balcony Area 56 Sq Ft - 5.20 Sq M



Second Floor
Floor Area 591 Sq Ft - 54.90 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 15/7/2026

Property Dimensions

Communal Gardens

Allocated Parking

Communal Areas

Guest Cloakroom

6'0" x 4'1" > 2'1" (1.83m x 1.24m > 0.64m)

Fitted Kitchen

10'11" x 7'02" (3.33 x 2.18)

Living Room

16'11" x 12'0" (5.16 x 3.66)

Bedroom

9'10" x 12'11" (3.00 x 3.94)

En-Suite Bathroom

5'05" x 5'06" (1.65 x 1.68)

Private Balcony

W/C

First Floor

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE: The earliest date that a successful client could move into the property will be the 31st July 2026 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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 65 High St, Epping CM16 4BA, Head north-east on High St/B1393 At the roundabout, take the 2nd exit onto Station Rd. Turn right onto Cedar Ct. Arrive: Cedar Ct, Epping CM16.



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		
	61	74
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.