



Woodland Grove, Epping, CM16 4NF

* ONE DOUBLE BEDROOM * GROUND FLOOR FLAT * WELL PRESENTED THROUGHOUT * SHORT WALK TO EPPING STATION * ALLOCATED PARKING SPACE *

Millers Lettings are pleased to present this well-maintained one double bedroom ground floor apartment, ideally situated within easy reach of Epping Central Line Station, offering convenient access into London.

The accommodation comprises an entrance hall leading to a bright living room with wood-effect flooring, which flows through an archway into a modern fitted kitchen featuring a range of wall and base units with ample worktop space. The property also benefits from a spacious double bedroom and a contemporary shower room fitted with a white three-piece suite and underfloor heating.

Further benefits include an allocated parking space, additional visitor parking, and a desirable location close to local amenities and transport links. Presented in good decorative order throughout, this apartment offers comfortable and convenient living in the heart of Epping.

* The property is AVAILABLE from 25TH JULY 2026 on an UNFURNISHED BASIS *

Please note, there is an additional charge of £30.00 P.C.M to cover the cost of the WATER UTILITY BILL.

Woodland Grove is located within central Epping and affords the residents many benefits to enjoy this desirable development. These include a number of communal gardens, many with lawn areas, shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in the block hallways, with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage. The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses.



£1,350 Per Month

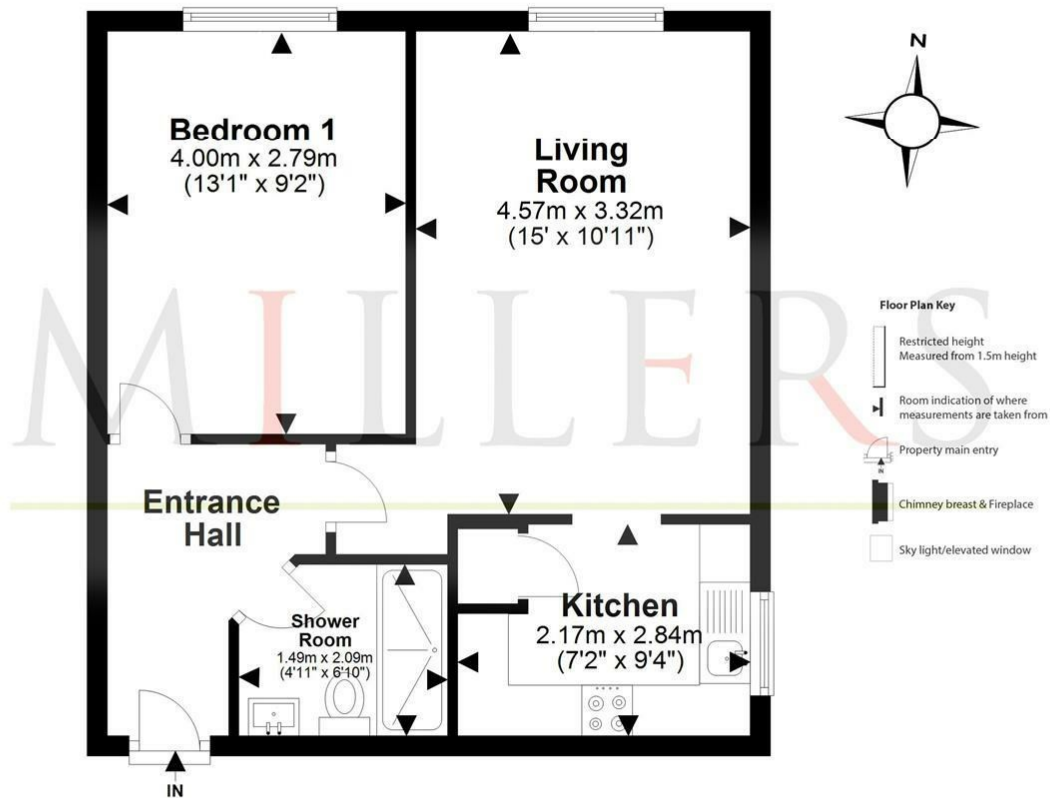
- GROUND FLOOR FLAT
- FITTED KITCHEN
- ALLOCATED & VISITOR PARKING
- DOUBLE BEDROOM
- SHOWER ROOM
- UNFURNISHED BASIS
- SPACIOUS LIVING ROOM
- ELECTRIC HEATING
- AVAILABLE 25TH JULY 2026



MILLERS
LETTINGS

Ground Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 44.3 sq. metres (477.2 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

Property Dimensions

GROUND FLOOR

Communal Entrance Hallway & Stairs

Entrance Hall

Living Room 15'00 x 10'11 (4.57m x 3.33m)

Fitted Kitchen 7'02 x 9'04 (2.18m x 2.84m)

Bedroom One 13'01 x 9'02 (3.99m x 2.79m)

Shower Room 6'10" x 4'11" (2.08m x 1.50m)

EXTERNAL AREAS

Allocated Parking

Communal Gardens

Communal Refuse Area

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 25th 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. £20 Per Month for Water Rates.

COUNCIL TAX: The council tax band is C

Directions

Start: High St, Epping CM16 4BP. Head south-west on High St/B1393 towards High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Centre Dr. Turn left onto Woodland Grove. Destination will be on the right. Arrive: Woodland Grove, Epping, CM16.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.