



Woodland Grove, Epping, CM16 4NG

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

Millers Lettings are delighted to offer this well-presented one double bedroom first floor flat, ideally situated in an excellent location close to Epping Central Line Station, providing direct links into London.

The property is well presented throughout and benefits from an allocated parking space, together with additional visitor parking. The accommodation comprises a welcoming entrance hall with access to the spacious living room, featuring attractive wood-effect flooring and an archway leading through to the fitted kitchen. The kitchen is fitted with a range of wall and base units with rolled-edge worktop surfaces and integrated appliances. Further accommodation includes a generous double bedroom and a white fitted three-piece bathroom suite.

Ideally positioned for commuters, the property is within easy reach of Epping Central Line Station, whilst Epping town centre is also nearby, offering a range of shops, restaurants, cafés and local amenities.

* The property is AVAILABLE from 12TH SEPTEMBER 2026 on an UNFURNISHED BASIS *

Please note, there is an additional charge of £20.00 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 town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses.



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£1,350 PCM

- FIRST FLOOR FLAT
- FITTED KITCHEN
- ALLOCATED & VISITOR PARKING
- DOUBLE BEDROOM
- BATHROOM
- UNFURNISHED BASIS
- SPACIOUS LIVING ROOM
- ELECTRIC HEATING
- AVAILABLE 12TH SEPTEMBER 2026



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Communal Entrance Hallway & Stairs

Communal Gardens

Allocated Parking

FIRST FLOOR

Entrance Hallway

Living Room 15'05" x 13'06 (4.70m x 4.11m)

Fitted Kitchen 9'04" x 6'11 (2.84m x 2.11m)

Double Bedroom 13'5" x 13'00"

Bathroom 6'07" x 5'10 (2.01m x 1.78m)

EXTERNAL AREA

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 12TH SEPTEMBER 2026 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. Plus £20 per month for water rates.

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
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		
England & Wales	78	81
EU Directive 2002/91/EC		



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