



WHERE STANDARDS MATTER

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St Gregory's House, Addison Court, Epping, CM16

A well presented, second floor two bedroom purpose built flat located on the second floor of this modern development. The apartment comprises of a large master bedroom, single bedroom with large built in wardrobes, good size lounge with Juliette balcony, separate fitted kitchen and modern bathroom with shower. Benefits include, security entry phone system, allocated parking and is within walking distance of Epping central line station and Epping High Road and its shops bars and restaurants. Available 5th September on an unfurnished basis EPC Rating: C Council Tax Band D

Rent: £1,600 - Monthly



St Gregory's House, Centre Drive, Epping CM16

Lounge

4.72m (15'6") x 4.56m (15')



Kitchen

3.11m (10'2") x 2.26m (7'5")



Bedroom One

3.54m (11'7") x 2.92m (9'7")



Bedroom Two

3.11m (10'2") x 2.17m (7'1")


Bathroom

2.58m (8'6") x 2.58m (8'6")



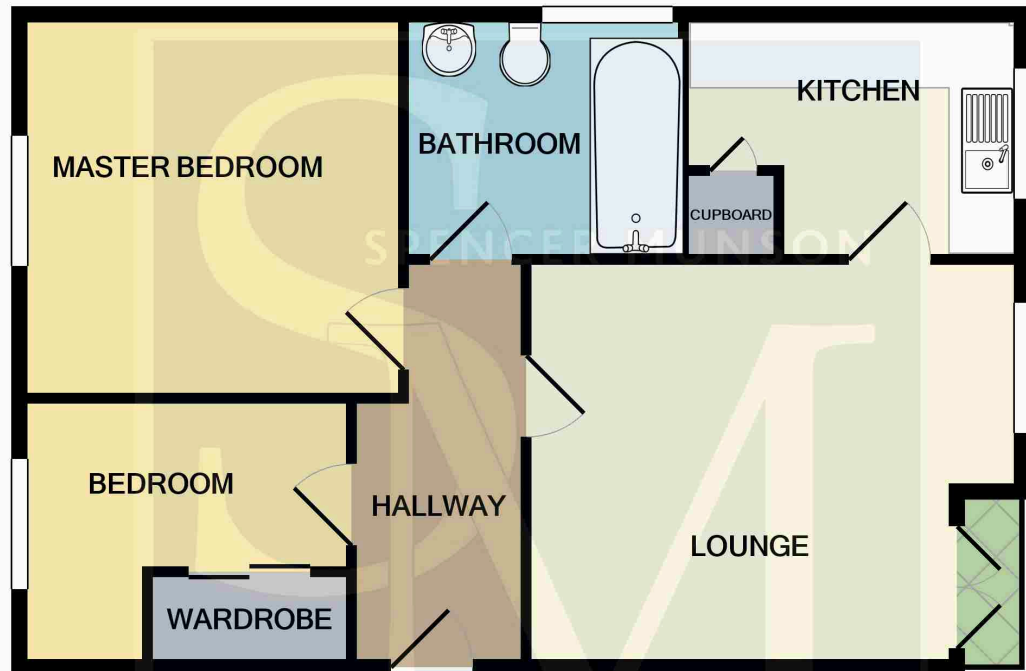
Exterior



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	69	74
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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