



**Buttercross Lane, Epping**

**Asking Price £274,995**



**MILLERS**  
ESTATE AGENTS



\* FIRST FLOOR APARTMENT \* ELEVATOR SERVICE TO ALL FLOORS \* 100 METERS TO HIGH STREET \* GATED & COVERED ALLOCATED PARKING \* GOOD CONDITION THROUGHOUT \* WALKING DISTANCE TO STATION \*

Nestled in the charming Buttercross Lane of Epping, this delightful first-floor flat is a gem waiting to be discovered. Situated in a characterful building with just four apartments, this property boasts not only a lift but also gated allocated parking for your convenience.

Step inside to find a well-presented home featuring a spacious open-plan living area encompassing a kitchen, diner, and lounge - perfect for entertaining guests or simply relaxing in style. The accommodation also includes a cosy double bedroom and a family bathroom, offering comfort and privacy. In addition the property has gas central heating.

Conveniently located just a stone's throw away from the bustling High Street, you'll have easy access to a variety of coffee shops, pubs, and eateries, making it a hub of activity and entertainment. Additionally, the proximity to local amenities and the nearby train station within walking distance make this property a prime spot for those seeking both convenience and comfort.

Furthermore, the communal hallway provides access to the lift for easy mobility, while the gated parking underneath the building ensures covered allocated parking with added security from CCTV surveillance. Don't miss out on the opportunity to make this lovely flat your new home sweet home in the heart of Epping.

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.







## FIRST FLOOR

### Entrance Hall

**Open Plan Kitchen Living Room**  
12'6" x 16'3" (3.81m x 4.95m)

**Bedroom One**  
10'3" x 9'9" (3.12m x 2.98m)

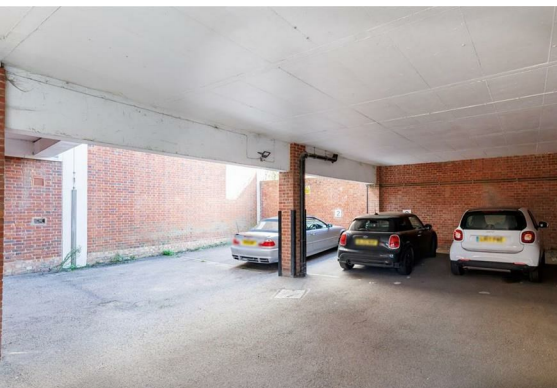
**Bathroom**  
6'1 x 6'11 (1.85m x 2.11m)

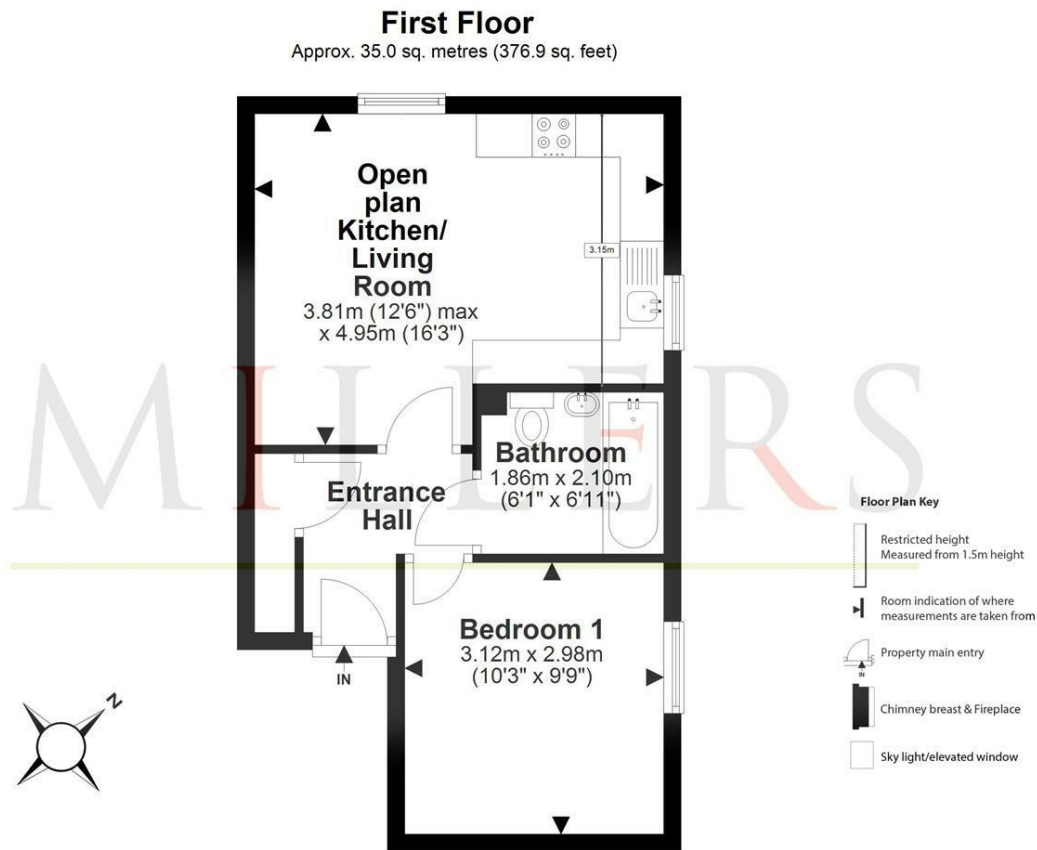
### EXTERNAL AREA

**Allocated Parking**

**Communal Entrance Hallway**

**Elevator Service**





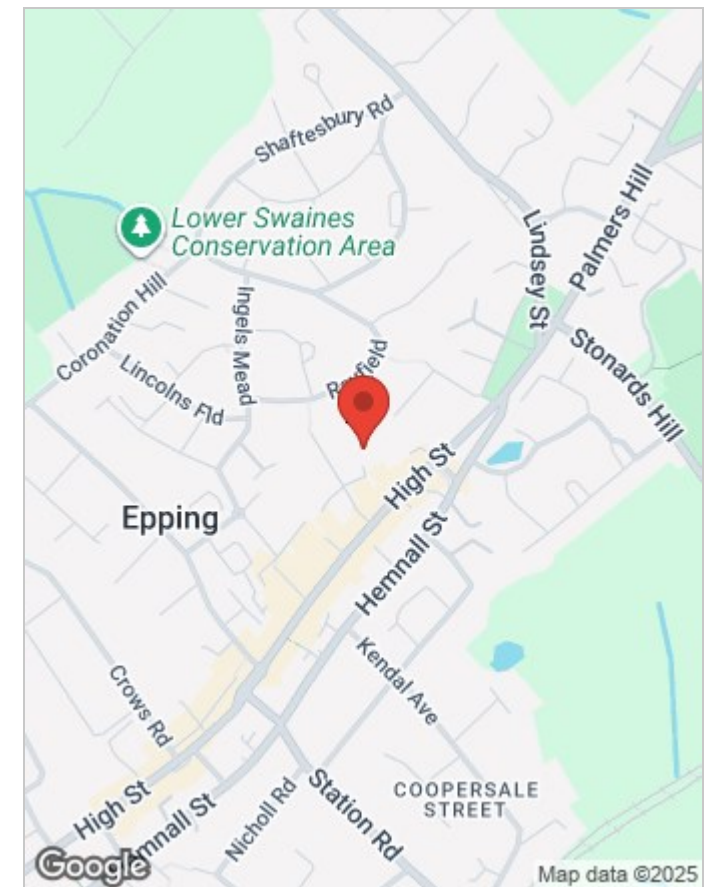
Total area: approx. 35.0 sq. metres (376.9 sq. feet)

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.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	