MILLERS

LETTINGS

Buckingham Road, Epping, CM16 5AF

* TWO DOUBLE BEDROOMS * FIRST FLOOR FLAT * CLOSE TO THE HIGH STREET * ALLOCATED PARKING SPACE * WALK TO EPPING CENTRAL LINE STATION * IMMACULATE CONDITION *

Nestled on Buckingham Road in Epping, this modern first-floor flat offers a delightful blend of modern living and convenience. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for individuals or small families seeking a comfortable home.

The heart of the flat is its open-plan kitchen and lounge area, which creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The immaculate condition throughout ensures that you can move in with ease, without the need for any immediate renovations.

One of the standout features of this property is the private balcony, providing a lovely outdoor space to enjoy fresh air and sunshine. Additionally, the flat comes with parking for one vehicle, a valuable asset in this desirable area. Situated within walking distance of the bustling High Street and the Central Line Station, this location offers excellent transport links and easy access to local amenities. Whether you are commuting to work or enjoying a leisurely day out, everything you need is just a short stroll away.

This modern two-bedroom flat on Buckingham Road is a fantastic opportunity for those looking to embrace a contemporary lifestyle in a vibrant community. Don't miss your chance to make this charming property your new home.

Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green, Epping St Johns Comprehensive school (ESJ) and Epping Primary School.

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£1,825 Per Month

- WELL PRESENTED
- OPEN PLAN LIVING AREA
- WALK TO EPPING STATION
- TWO DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- AVAILABLE OCTOBER 2026
- FIRST FLOOR APARTMENT
- 400 METERS TO HIGH STREET
- UNFUNISHED BASIS

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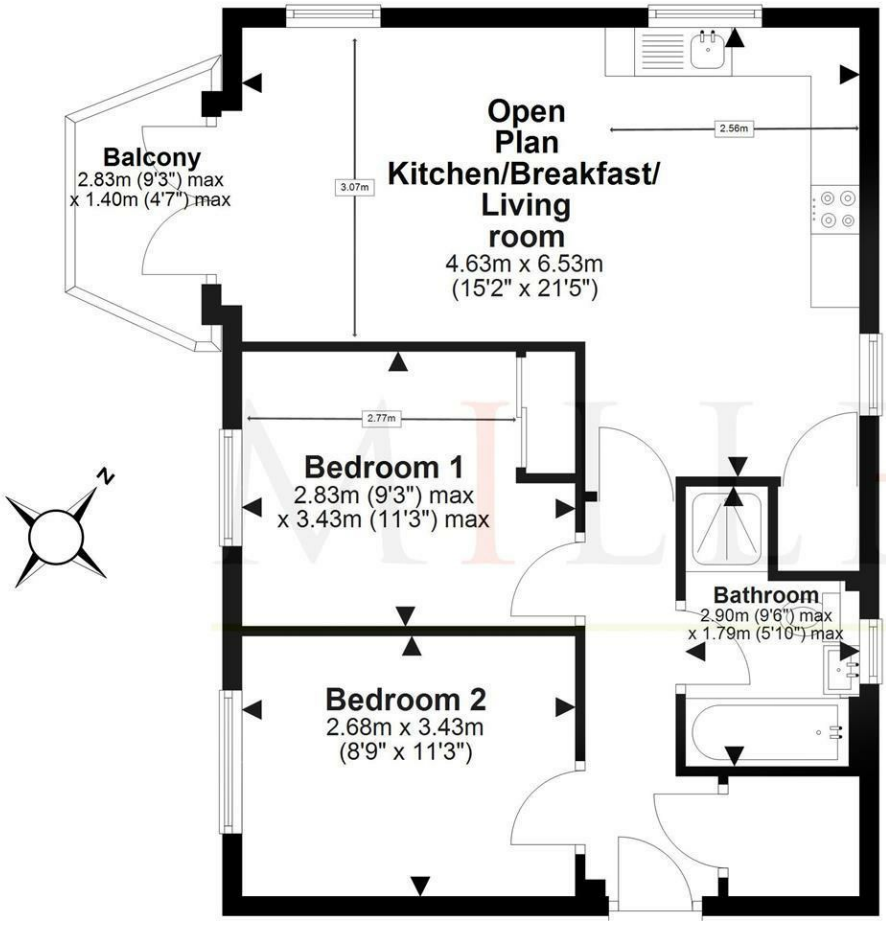


Floor Plan Key

- Restricted height Measured from 1.5m height
- Room indication of where measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

First Floor

Main area: Approx. 59.3 sq. metres (638.8 sq. feet)

Plus balconies, approx. 3.2 sq. metres (34.4 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

FIRST FLOOR

Kitchen Breakfast Living Room (max)	15'1" x 21'5" (4.62m x 6.53m)
Balcony	9'3" x 4'7" (2.83m x 1.40m)
Bedroom One	9'3" x 11'9" max (2.82m x 3.58m max)
Bedroom Two	8'9" x 11'3" (2.67m x 3.43m)
Bathroom (max)	9'6" x 5'10" (2.90m x 1.78m)

EXTERNAL AREA

Communal Gardens

Allocated Parking space

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 October 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.

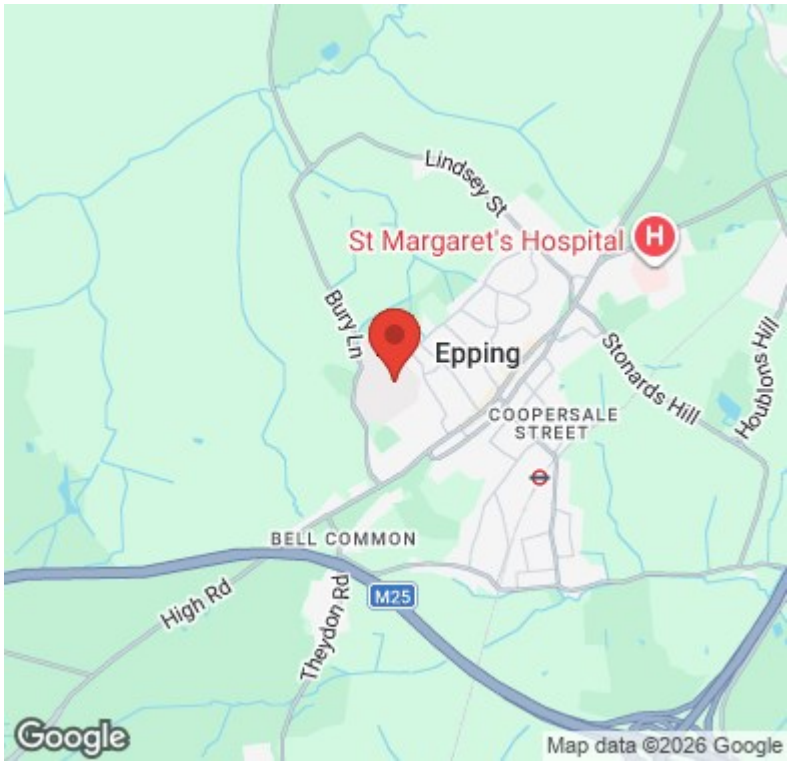
FURNITURE: The property is available on an UNFURNISHED basis, although the white goods are available to purchase upon request from the existing tenant.

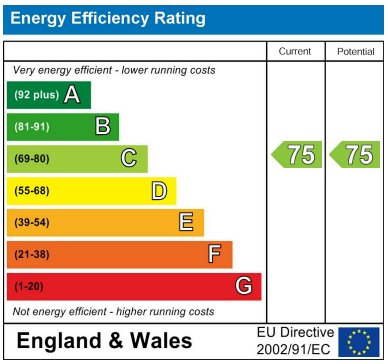
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E

Directions

From 229 High Street Millers office turn right along the High Street and take the first right into Tower Road. As you travel down Tower Road turn left into Buckingham Road and immediate right and the flat can be found on the right hand side.





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229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: m.warren@millersepping.co.uk
www.millersepping.co.uk