



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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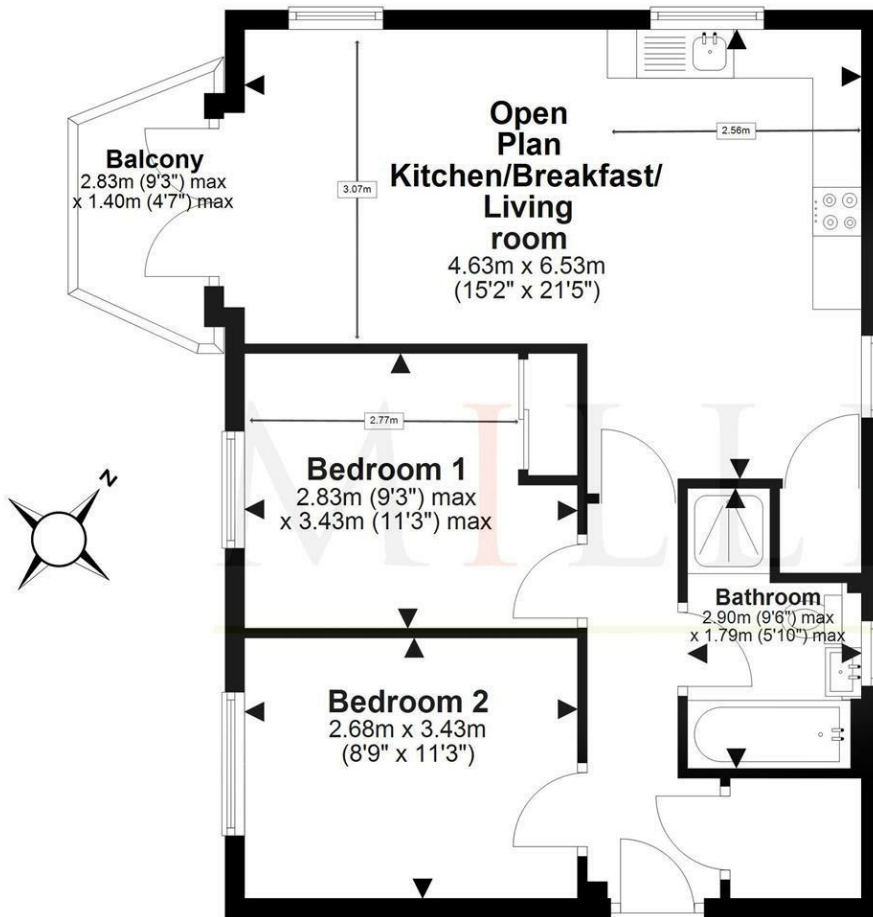
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£1,825 Per Month

- 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
- UNFINISHED BASIS



MILLERS
ESTATE AGENTS



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



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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