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ESTATE AGENTS



Redgrove House, Epping, CM16 4QQ

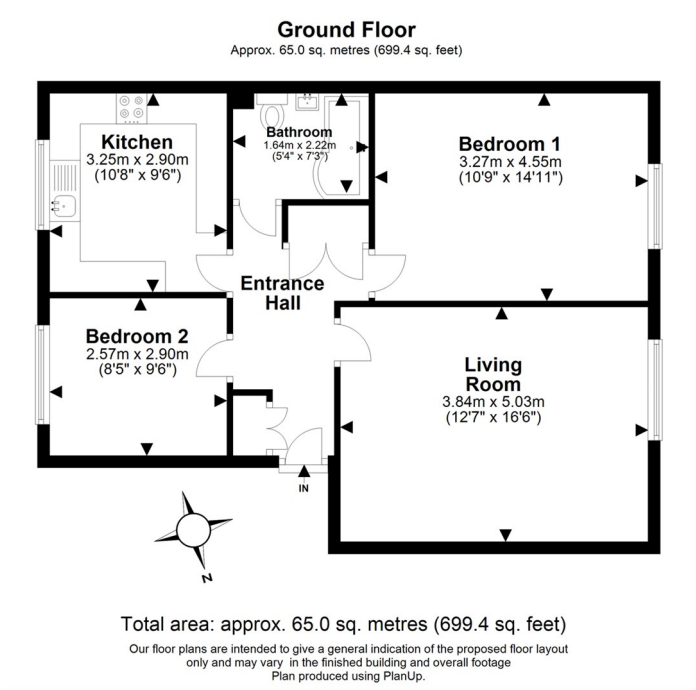
Price Range £350,000 to £375,000

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PRICE RANGE: £350,000 - £375,000	GROUND FLOOR APARTMENT
CAR PORT & PARKING	300 METERS TO HIGH STREET
APPROX 700 SQ FT VOLUME	138 YEAR LONG LEASE TERM
0.7 MILES TO EPPING STATION	GROUND FLOOR LIVING
COMMUNAL GARDENS	GAS.C.H / DBLE GZD WINDOWS



Total area: approx. 65.0 sq. metres (699.4 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 Plan produced using PlanUp.









* PRICE RANGE £350,000 to £375,000 * DESIRABLE PURPOSE BUILT DEVELOPMENT * TWO DOUBLE BEDROOMS * CARPORT & PARKING * LONG LEASE TERM * WALK TO HIGH STREET * VIEWS OVER VILLAGE GREEN *

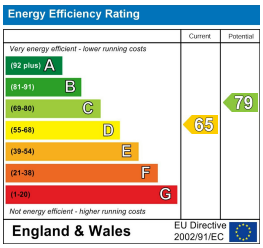
This superb ground-floor apartment welcomes you with a spacious lounge diner, a modern fitted kitchen & bathroom, & two comfortable bedrooms. Step outside to enjoy the pretty communal gardens, while the convenience of a carport, additional parking & a long lease add to the appeal. Perfectly positioned at the top of the High Street, it is just a short stroll to Epping Central Line station.

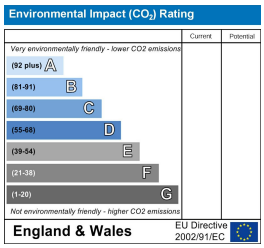
Entering through a secure communal entrance, you are greeted by a welcoming hallway that leads into an impressive lounge diner with wood-effect flooring. The fitted kitchen breakfast room is ideal for relaxed mornings, while the contemporary bathroom & two double bedrooms offer comfort & style. Outside, the communal garden provides a peaceful lawn & seating area, surrounded by colourful flower & shrub borders.

The apartment enjoys a fabulous position opposite the village green & just off the bustling High Street, placing a wonderful selection of shops, eateries, coffee shops, bars & restaurants within easy reach. For those who love the outdoors, Epping Forest walks are right on your doorstep.

Epping Town offers a lively High Street filled with bars, cafes, restaurants & boutique shops. For recreation, there is a sports centre & gym on Hemnall Street, a golf club at Flux's Lane & easy access to Epping Forest for bike riding, walking, or horse riding. Families will appreciate the choice of local schools, including Epping St Johns, Epping Primary School, Ivy Chimneys & Coopersale Hall School. With a Tube Station on the Central Line serving London & excellent transport links via the M25, M11, & A414, Epping is perfectly placed for both commuting & leisure.

** Under the Estate Agency Act 1979, Section 21, Disclosure of interest, the Vendor of this property is associated with Millers Estate Agents **





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