



Cedar Court, Epping, CM16 4HL

* PRIVATE DEVELOPMENT * ONE BEDROOM & EN-SUITE SHOWER ROOM * RAISED GROUND FLOOR APARTMENT * WELL PRESENTED * ALLOCATED PARKING *

Millers are pleased to offer this spacious and well presented one-bedroom raised ground floor apartment, located within the highly sought-after and private development of Cedar Court.

Accessed via well-maintained communal hallways and landings, the apartment benefits from its own private front door. Upon entry, an inviting inner hallway provides access to a convenient WC, a useful storage cupboard, and a generously proportioned lounge. The lounge offers an excellent living space and opens onto a private balcony, ideal for relaxing or entertaining.

The property features a well-sized double bedroom complete with built-in wardrobes and a modern en-suite shower room. The kitchen is thoughtfully designed and fitted with white goods, offering ample worktop space along with a range of wall and base units, making it both practical and functional.

Residents of Cedar Court also enjoy access to attractive communal gardens, a covered allocated parking space, additional visitor parking, and a communal refuse area, all within this well-kept and peaceful development.

* The property is AVAILABLE 6th February 2026 on a PART FURNISHED basis *

Cedar Court is situated within a short walk of the High Street with its array of cafes, bars, restaurants and boutique shops. Parts of Epping Forest and arable farmland are accessible on foot and transport links are provided via Epping's Central Line Tube Station serving London, the M11 at Hastingwood and M25 at Waltham Abbey.



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£1,400 Per Calendar Month

- GROUND FLOOR APARTMENT
- LOUNGE WITH BALCONY
- NEXT TO EPPING STATION

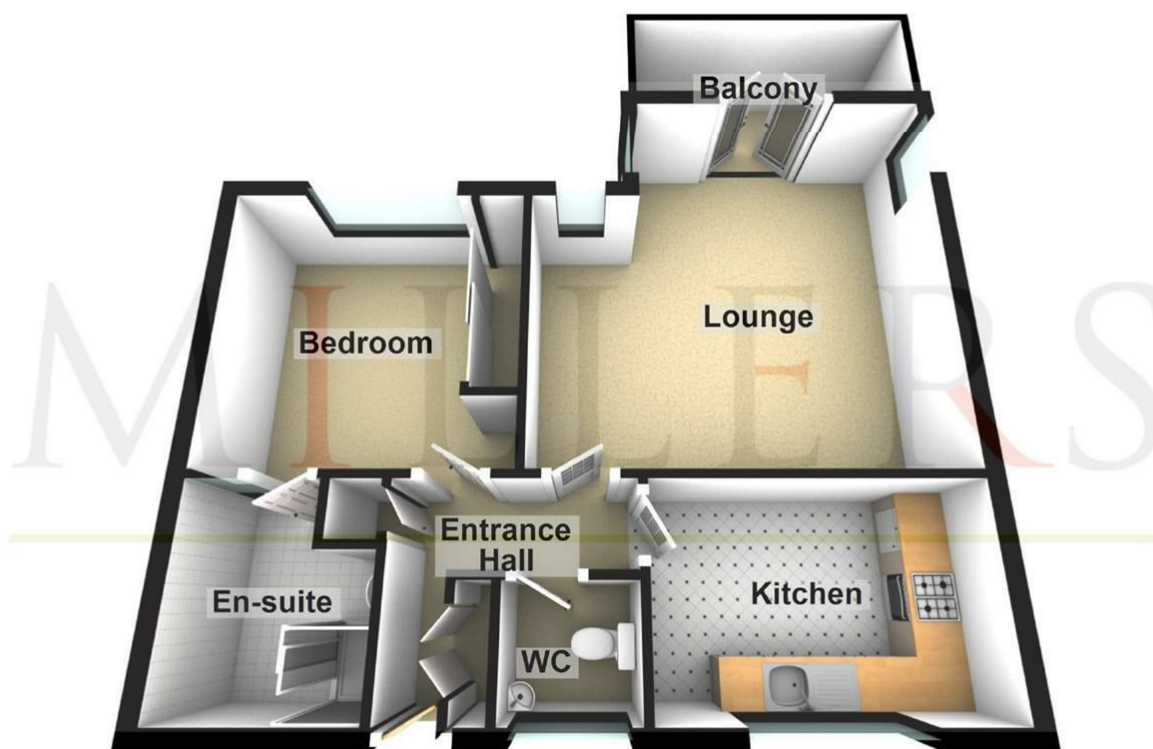
- ONE DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- PART FURNISHED BASIS

- FITTED KITCHEN
- PROTECTED PARKING
- AVAILABLE 6TH FEBRUARY 2026



MILLERS
LETTINGS

Ground Floor



Total area: approx. 50.1 sq. metres (538.9 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced
Plan produced using PlanUp.

Property Dimensions

GROUND FLOOR

Communal Entrance Door

Private Front Door

Inner Hallway

Doors Leading to:

Fitted Kitchen 11'02 x 7'04 (3.40m x 2.24m)

Storage Cupboard

Lounge 16'03 x 15'00 (4.95m x 4.57m)

Private Balcony

Double Bedroom 10'07 x 8'11 (3.23m x 2.72m)

En-Suite Shower Room 7'07 x 5'08 (2.31m x 1.73m)

W/C

EXTERNAL AREAS

Protected & Communal Car Parking

Communal Garden

Communal Refuse Area

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 6th February 2025 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks 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 a PART FURNISHED basis (NO BED FRAME OR MATTRESS) but there are white goods.

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.

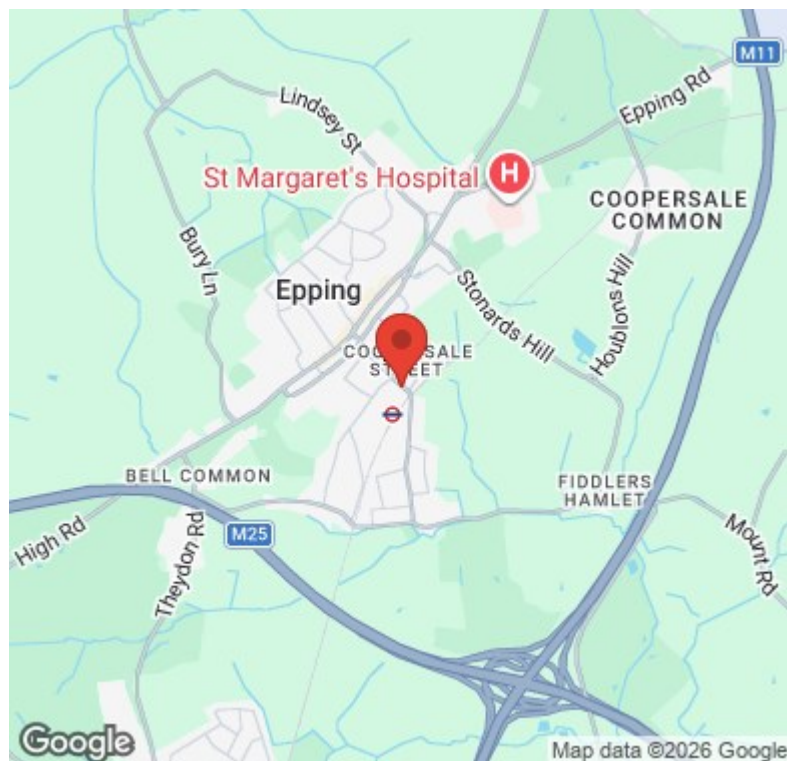
COUNCIL TAX: The council tax band is C



Directions

START: Millers 229 High St, Epping, CM16 4BP. Head south-west on High St/B1393 towards High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Cedar Ct. Destination will be on the left.
ARRIVE : Cedar Court, Epping, CM16 4HL.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 74 |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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