



**The Plain, Epping
Offers Over £330,000**



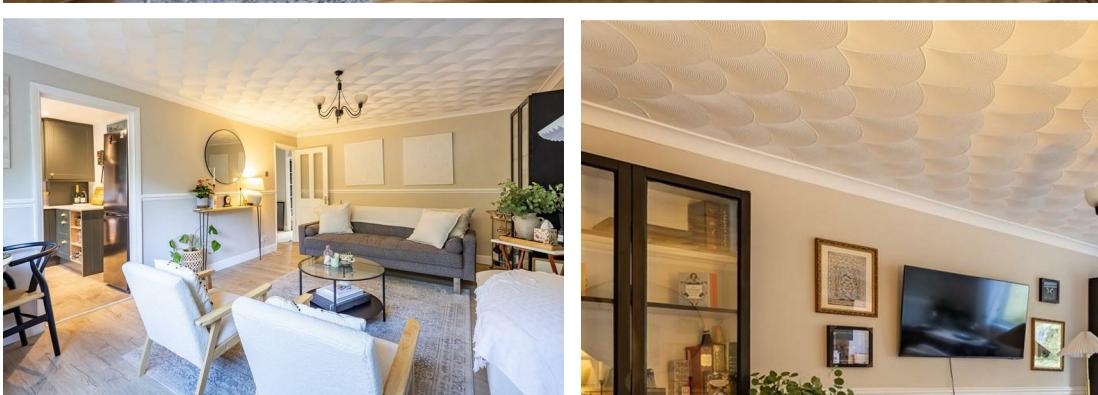
MILLERS
ESTATE AGENTS

* GARAGE EN-BLOC * STUNNING CONDITION * TWO BEDROOMS * SECOND FLOOR *
* MODERN KITCHEN * COMMUNAL GARDENS *CHAIN FREE* ACCESSIBLE TO EPPING HIGH STREET *

Millers are pleased to offer for sale this beautiful presented top floor apartment situated on the edge of Epping Town adjacent parts of Epping Forest. This scenic location is ideal for outdoor recreation although is within a short walk of Epping High Street with its range of shops, cafes, bars, restaurants and the central Line Station serving London.

The accommodation offers communal halls and stairs leading to the second floor. There is an inner hallway leading to a lounge and dining room, a fully fitted kitchen including built in oven, hob and fan. integrated dish washer. There are two double bedrooms and fully tiled bathroom including a white three-piece suite. The external area comprises communal gardens, a residents car park and a single garage located En-bloc.

This is a great opportunity for a first time buyer or a landlord. An internal viewing is essential.





Communal Entrance

Second Floor

Entrance Hall

Living Room

12'3" x 18'0" (3.73m x 5.49m)

Kitchen

8'11" x 8'7" (2.72m x 2.61m)

Bedroom 1

9'7" x 13'11" (2.92m x 4.23m)

Bedroom 2

7'5" x 10'2" (2.27m x 3.10m)

Bathroom

8'9 x 5'5" (2.67m x 1.65m)

EXTERIOR

Communal Gardens

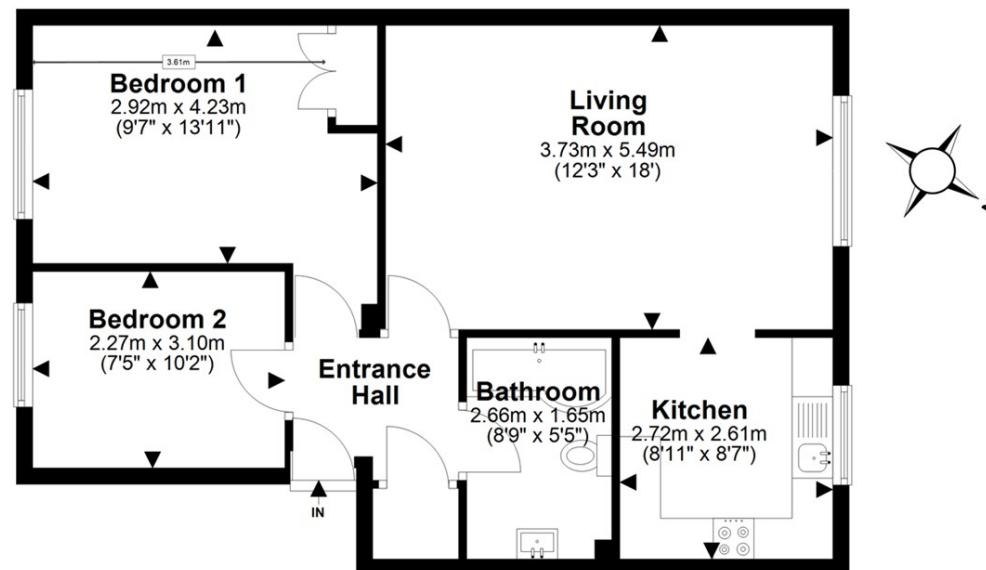
Garage En-bloc

16'3 x 7'3 (4.95m x 2.21m)



Second Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.3 sq. feet)

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.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
EU Directive 2002/91/EC		

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.

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