



Kestrel House, Falconry Court, Epping, CM16 5BG

* BRAND NEW DEVELOPMENT * BEAUTIFULLY FINISHED * GROUND FLOOR FLAT * ONE DOUBLE BEDROOM * WALK TO EPPING STATION * PRIVATE CAR PARK *

Millers Lettings is delighted to offer this beautifully presented & modern development of Falconry Court, Bakers Lane. This perfect location is ideal for Epping tube station serving London. This stunning development comprises a selection of one- and two-bedroom apartments. Recently refurbished and converted to residential dwellings the designers of Falconry Court have captured the feeling of style and luxury, perfectly.

The beautifully presented interiors offer brand new kitchens featuring built-in appliances including an oven, a hob, extractor fan, fridge freezer, dishwashers and washing machine and green-fronted units with contrasting worktops. The bathrooms are beautifully finished with white sanitary ware, and perfectly finished with marbled tiling. Additionally the property benefits from double-glazed windows, a brand new gas heating system via radiators and a secure Entryphone system. There are newly laid carpets and vinyl and tiled flooring.

The accommodation offers an entrance hall leading to an open-plan lounge and a fully fitted kitchen. There is a three-piece bathroom suite, a double bedroom and large storage cupboard in the hallway. Externally the enclosed development has access to its private car park.

The Central Line Station connects to London and the west end and road links via the M11 at Hastingwood and the M25 at Waltham Abbey. ** AVAILABLE from the 20th OCTOBER 2024 on an UNFURNISHED BASIS **



£1,500 Per Calendar Month

- MODERN RESIDENTIAL DEVELOPMENT
- NEW BUILD
- SECURE ENTRY PHONE SYSTEMS
- NEXT TO HIGH STREET
- 2 MINS TO STATION
- UNFURNISHED BASIS
- PRIVATE CAR PARKING
- BRAND NEW HEATING SYSTEMS
- AVAILABLE 20TH JULY 2026



MILLERS
LETTINGS

Kestrel House, Falconry Court



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

EXTERNAL AREA

Communal Entrance Hall

Elevator Service

Private Car Park

GROUND FLOOR

Hallway & Storage Cupboard

Lounge Kitchen 12' x 16'3" (3.66m x 4.95m)

Bedroom One 13'3" x 12'7" (4.04m x 3.84m)

Bathroom 6' x 7'2" (1.83m x 2.18m)

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 20th June 2026 (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 an UNFURNISHED basis, although there are white goods.

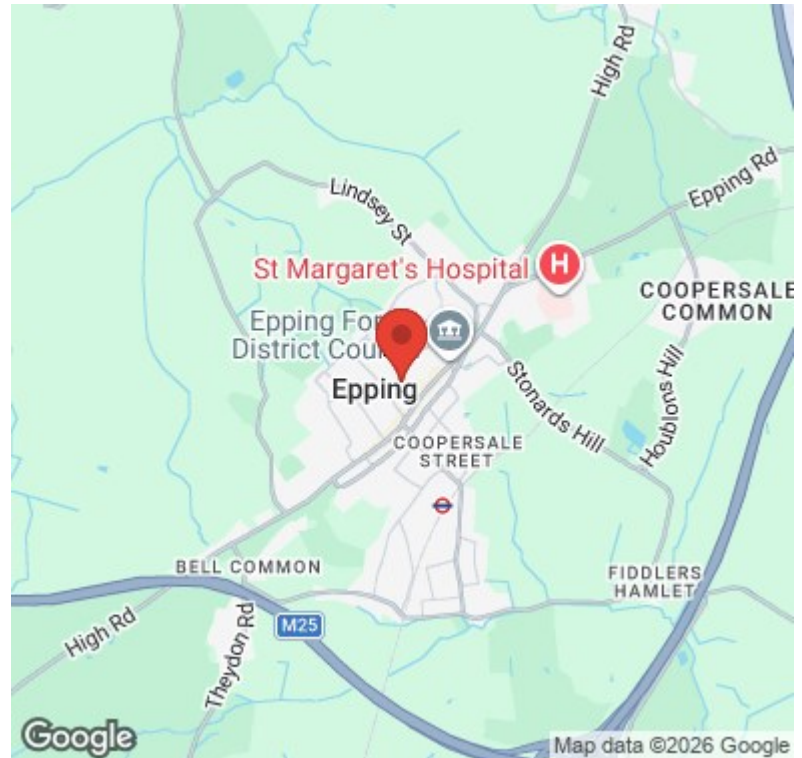
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C

Directions

START: Millers Estate Agents & Letting Agents, 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward Epping Church. 0.1. At the roundabout, take the 2nd exit onto St Johns Road. 0.2. Turn right onto Bakers Lane. Destination will be on the right hand side. 0.3. ARRIVE: Bakers Lane, Epping, CM16 5DN. Total time: 1 mins 3s.

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (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 |  | |



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.