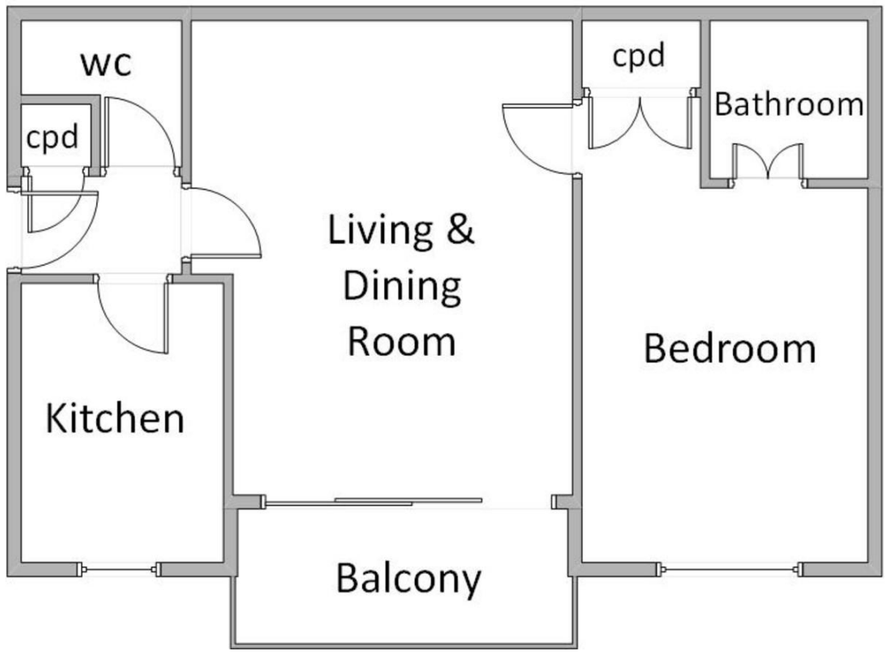
Gross Internal Floor Area (excluding balcony):
Approximately 558 sq.ft./52 sq.m





FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

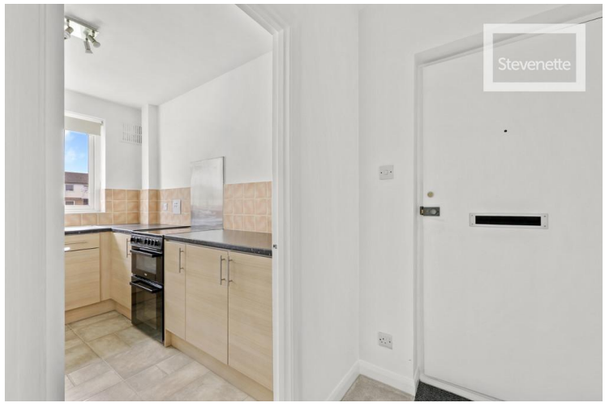
FINANCIAL SERVICES

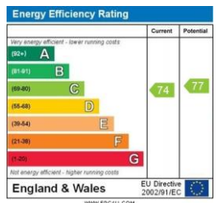
If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.







Stevenette

5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
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Email: enquiries@stevenette.com

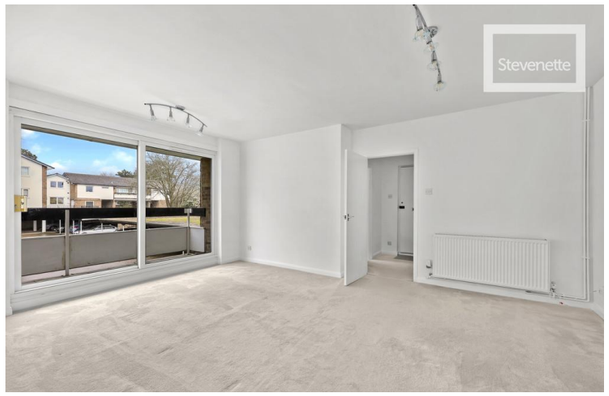
@StevenetteandCoLLP
@StevenetteandCo

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Stevenette

Cedar Court
Epping, CM16 4HL
£267,500






- First Floor Apartment
- Double Bedroom with En-suite
- Double Glazing
- Electric Central Heating
- Covered Parking Space
- Long Lease & Share Freehold

Offered with NO ONWARD CHAIN and just minutes from the Central line station and a short stroll up to the High Street, this first floor apartment is perfectly placed for the town's amenities. A key attraction of the flat is its BALCONY that's accessed from the generous reception room, an extremely long lease and share of Freehold (982 years remaining) and covered allocated parking space. The apartment has been newly decorated throughout and recently improved through the installation of a modern electric central heating system.

GROUND FLOOR

COMMUNAL HALL
Stairs up to

FIRST FLOOR

ENTRANCE HALL
Built-in cloaks cupboard.

LIVING & DINING ROOM
16' 11" x 13' 3 (Max)" (5.16m x 4.04m)
Sliding patio doors open to the:

BALCONY

KITCHEN
10' 1" x 7' 3" (3.07m x 2.21m)

WC

BEDROOM
12' 11" x 9' 11" (3.94m x 3.02m)
Two built-in wardrobes and large airing cupboard concealing the electric boiler (that heats a system of hot-water filled radiators) and hot water tank.

BATHROOM
5' 9" x 5' 8" (1.75m x 1.73m)

EXTERIOR
The development includes communal areas hosting a number of mature trees and planted areas.

The apartment has an allocated and covered parking space which can be reached by a staircase leading down from the communal hallway. Further visitor parking spaces are available (one visitor permit is allocated to the apartment).

TENURE
We understand the property to be leasehold with share of freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The lease is understood to be 999 years commencing 9 December 2008 (982 years remaining).

SERVICE CHARGES
We understand the current service charge to be in the region of £2175 and this includes payment for maintenance, lighting and cleaning of communal areas, building insurance and management of the development.

COUNCIL TAX
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

SERVICES
Mains electricity, water and drainage services are understood to be connected. No services or installations have been tested.

BROADBAND
It is understood that Fibre Optic Broadband is available in this area.




Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090





