



21A Station Road, Epping, CM16

BUTLER & STAG



**£350,000-£375,000 Guide Price.**  
**This beautifully presented two bedroom ground floor apartment is situated within the highly desirable Laurel Court. The location is prime for both Epping's vibrant High Street & Central Line station both a short walk away.**



## Leasehold

- Stunning Ground Floor Apartment
- Two Bedrooms
- Open Plan Living/Kitchen Area
- Secure Video Intercom
- Gated Allocated Parking
- 0.2 Miles From Epping Central Line Station
- 110 Years Remaining Lease
- Chain Free

This high specification apartment is maintained to an impeccable standard throughout and comprises entrance hall, modern fitted kitchen which is open plan to the reception room, two double bedrooms and a modern shower room. The property also benefits from gas central heating and double glazing throughout plus secure allocated parking for one vehicle.

Station Road is perfectly located for the shops, pubs and restaurants and is only a two minute walk to Epping Central Line underground station. Further transport is also easily accessed with links with M11 and M25 within a few minutes' drive. Epping itself, offers an excellent range of national chain and boutique shops alongside a great choice of restaurants, public houses and leisure facilities. There are also an excellent choice of private and state schools in close proximity.

Council Tax Band E

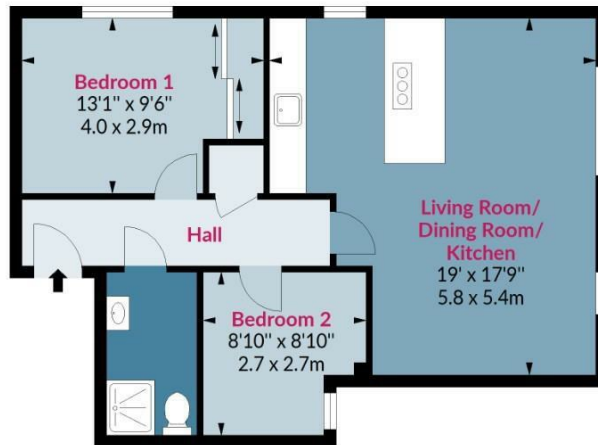




## Laurel Court, CM16

Approx. Gross Internal Area 615 Sq Ft - 57.13 Sq M

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### Ground Floor

Floor Area 615 Sq Ft - 57.13 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 24/10/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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