



Cedar Court, Station Road, Epping
Best Offers Over £290,000

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MILLERS
ESTATE AGENTS

*** ONE DOUBLE BEDROOM * LOUNGE DINER WITH BALCONY * OFF STREET PARKING * PERFECT POSITION FOR TUBE STATION * AN IDEAL FIRST PURCHASE OR INVESTMENT ***

Welcome to Cedar Court in Station Road; a modern development of purpose built flats, located in the heart of Epping. This super property boasts a spacious lounge dining room with a stylish balcony, facing in an easterly direction, just perfect for enjoying a cup of tea on a sunny morning. With one bedroom and an en-suite bathroom, this flat is ideal for a single professional or a couple looking for a cosy first home.

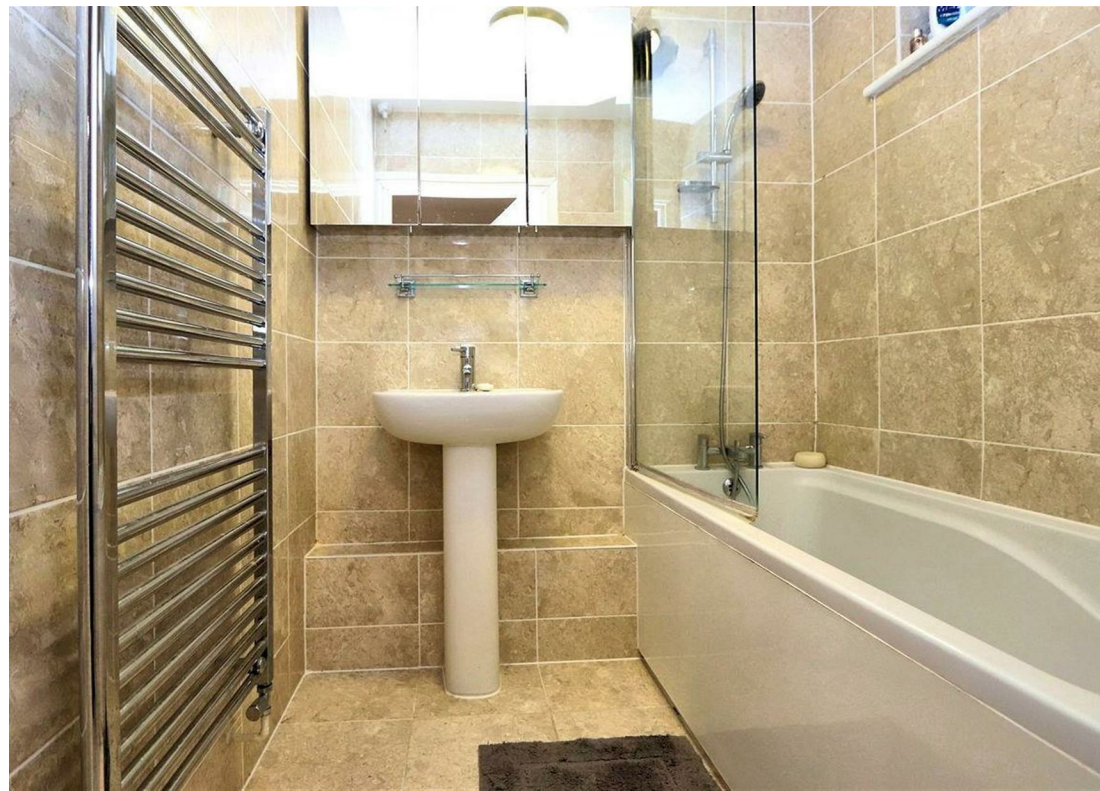
Situated in a modern purpose-built block, this property offers convenience and comfort. The living room with wooden flooring and sliding patio doors is a welcoming space, ideal for relaxing or entertaining guests. The double bedroom has a range of built in wardrobes and a door leading to the en-suite bathroom; a peaceful retreat after a long day.

One of the highlights of this fabulous development is its close proximity to Epping station, making it a commuter's dream. Additionally, with off-street parking available for one vehicle, you can rest assured that your car will always have a secure spot.

Whether you are looking for a first home or a convenient pied-à-terre, this flat is a fantastic opportunity. Don't miss out on the chance to own a property in this desirable location with no onward chain. Contact us today to arrange a viewing and make Cedar Court your new home!

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.





COMMUNAL AREAS

Communal Car Parking

Communal Garden

Communal Stairs & Landings

FIRST FLOOR

Inner Hallway

Storage Cupboard

Fitted Kitchen

10'0" x 7'2" (3.05m x 2.18m)

Living Room

17'1" x 13'4" (5.21m x 4.06m)

Private Balcony

3'7" x 11'3" (1.09m x 3.43m)

Inner Lobby

Master Bedroom

13'6" x 9'9" (4.11m x 2.97m)

En-Suite Bathroom

5'6" x 5'6" (1.68m x 1.68m)

Cloakroom WC

6'0" x 4'1" >2'1" (1.83m x 1.24m >0.64m)

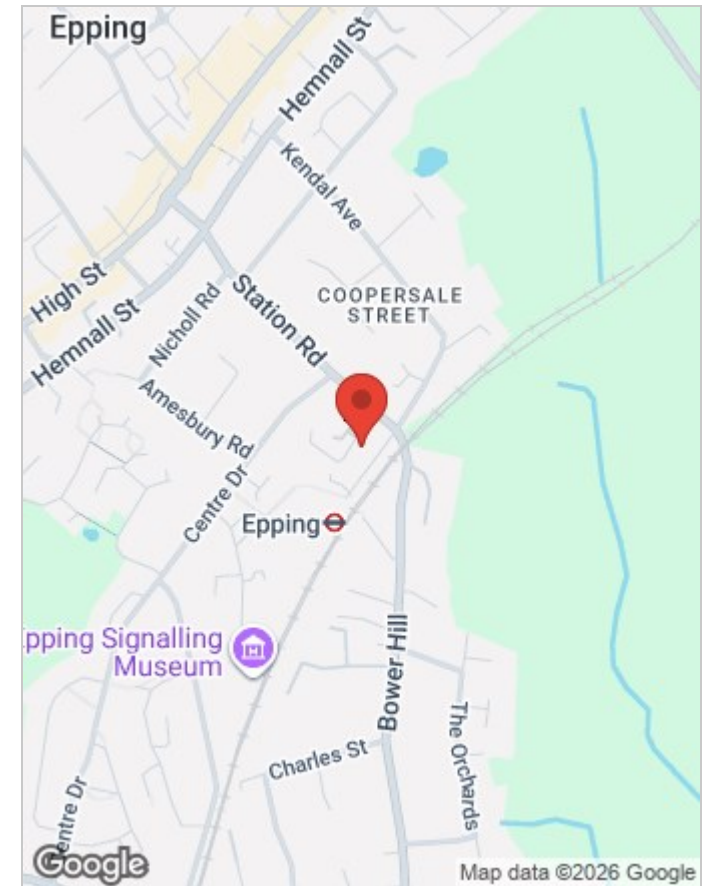
Ground Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 51.4 sq. metres (553.2 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales	71	77	
	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	72	79	
	EU Directive 2002/91/EC		

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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.