



- Top Floor Flat
- 2 Double Bedrooms
- 2 Bath / Shower Rooms
- Allocated Parking Space
- Gas Underfloor Heating
- Double Glazing

Offered with NO ONWARD CHAIN this top floor flat occupies a prime position in one of the most exciting developments to have been built in recent years immediately adjacent to Epping High Street. The excellent range of coffee shops, restaurants, shops and other amenities of the town are just minutes walk away - as is the Central Line station (City and West End approx 45 minutes). Bakers Court is a high quality development of just 8 apartments with a boutique hotel feel and each apartment has an allocated PARKING SPACE.

COMMUNAL HALL AND STAIRS

Entered through a video security entry phone system.

SECOND FLOOR

ENTRANCE HALL

RECEPTION ROOM

16' 2" x 10' 9" (4.93m x 3.28m)

Open to:

KITCHEN

10' 9" x 10' 2" (3.28m x 3.1m)

BEDROOM 1

16' 6 (Max)" x 11' 7" (5.03m x 3.53m)

Plus dressing area with built-in wardrobe.

EN-SUITE SHOWER ROOM & WC

6' 11" x 5' 1" (2.11m x 1.55m)

BEDROOM 2

12' 5" x 10' 2" (3.78m x 3.1m)

Measurements include the built-in double wardrobe.

BATHROOM & WC

7' 8" x 6' 3" (2.34m x 1.91m)

EXTERNAL

The property is accessed from Hemnall Street and has a tarmac parking area within which Flat 5 has an allocated space with a retractable security bollard. Within the car park is a communal cycle-storage shed and bin store.

TENURE AND SERVICE CHARGES

The property is understood to be Leasehold with the lease being 125 years commencing in 2014.

We understood that annual service charge is administered in respect of maintenance and cleaning of the communal areas, communal lighting, buildings insurance and block management. For the year 2026 this figure is understood to be in the region of £1840. Ground rent is understood to be in the region of £400 per annum fixed for 25 years from 2014.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

SCHOOL PRIORITY (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

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

