

Stevenette



5 Spriggs Oak
Epping, Essex, CM16 6SE

£500,000

PROPERTY FEATURES

- First Floor Apartment
- Off Street Parking
- Superb Location
- Communal Gardens
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION

A unique 3-bedroom apartment with the wow factor! This desirable apartment is situated on the first floor of this conversion of one of the town's most notable buildings which is understood to be of Georgian origins. Stylishly modernised throughout but keeping its character and charm, the property is immaculate and includes high ceilings, a fireplace to the lounge and southward views over the lovely communal gardens. In addition to great storage within the flat, there are also storage areas in the basement and outbuilding. Off street parking is available and Spriggs Oak is set back from the road within its grounds. Only a short walk from all that Epping has to offer including its vibrant High Street with its cafes, restaurants and shops as well as the Central Line Underground Station, this is a real find being beautifully tucked away. Share of Freehold.

GROUND FLOOR

COMMUNAL HALL

FIRST FLOOR

ENTRANCE HALL

LIVING ROOM

15' 7" x 15' 6" max (4.75m x 4.72m)

KITCHEN

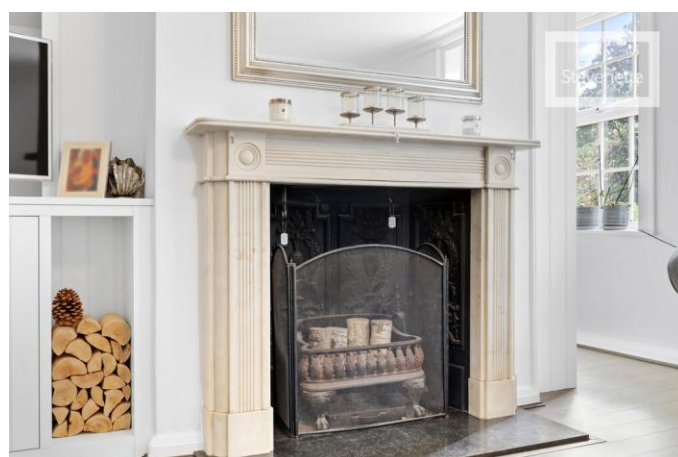
8' 1" x 6' 10" (2.46m x 2.08m)

A low-level door allows access to a large roof eaves area within which the flat's gas boiler is located.

BEDROOM I

12' 7" x 9' 7" (3.84m x 2.92m)

A low-level door allows access to a sizeable full-height storage area.



BEDROOM 2

9' 11" x 8' 6" (3.02m x 2.59m)

BEDROOM 3

14' 2" x 5' 11" (4.32m x 1.8m)

BATHROOM, SHOWER & WC

6' 3" x 5' 6" (1.91m x 1.68m)

EXTERIOR

The building stands in walled and fenced grounds including beautifully-presented communal gardens, a gravelled parking area, a store building and cellar within which each flat has storage spaces.

TENURE & SERVICE CHARGES

We understand the property to be leasehold (approx. 947 years remaining) and SHARE OF FREEHOLD. Vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

A monthly service charge is understood to be levied at £153 which incorporates maintenance of the grounds and communal areas and buildings insurance.

SERVICES

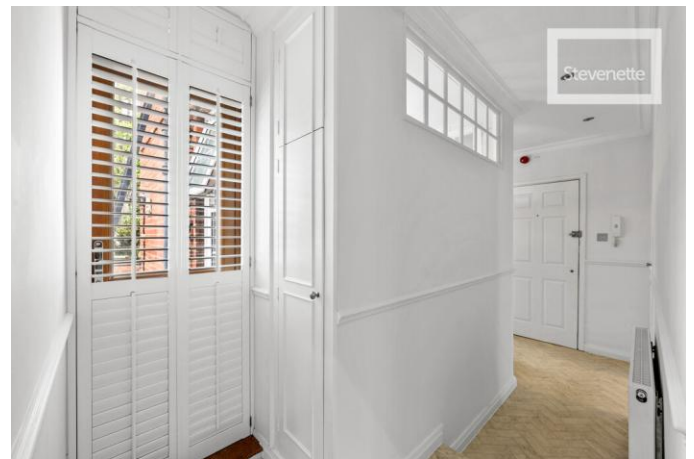
All mains services are understood to be connected. No services or installations have been tested.

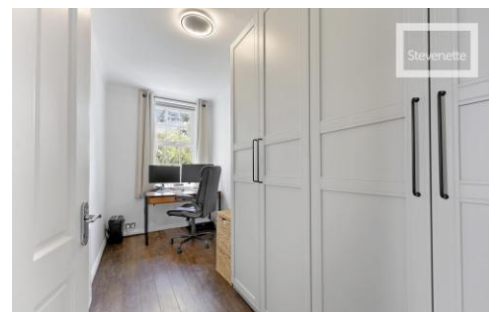
BROADBAND

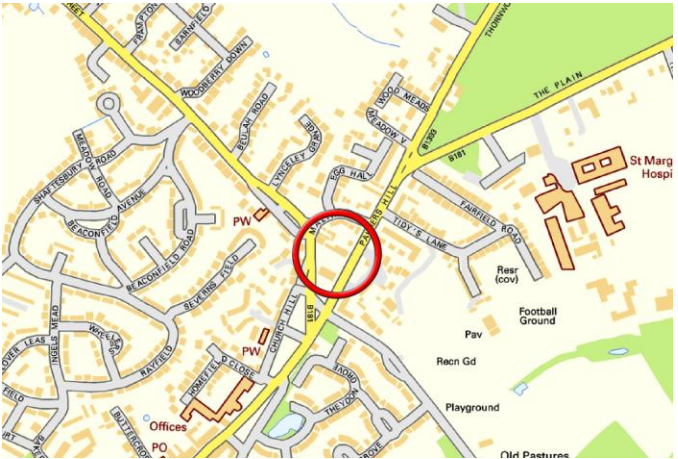
It is understood that Fibre Optic Broadband is available in this area.

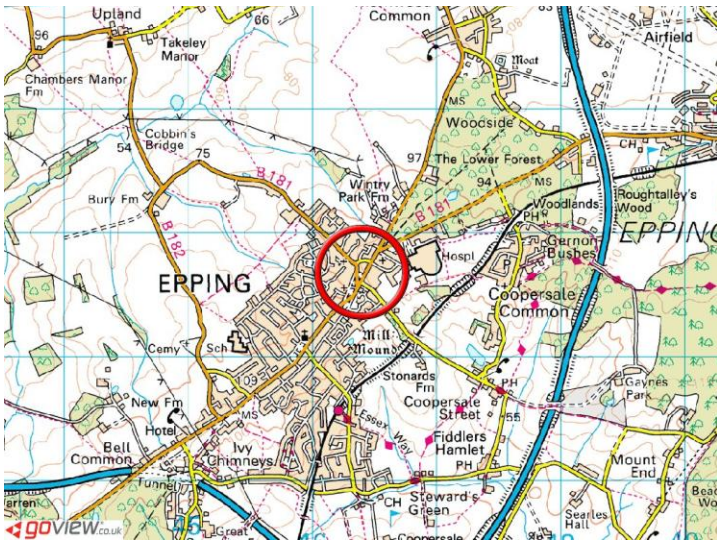
COUNCIL TAX

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

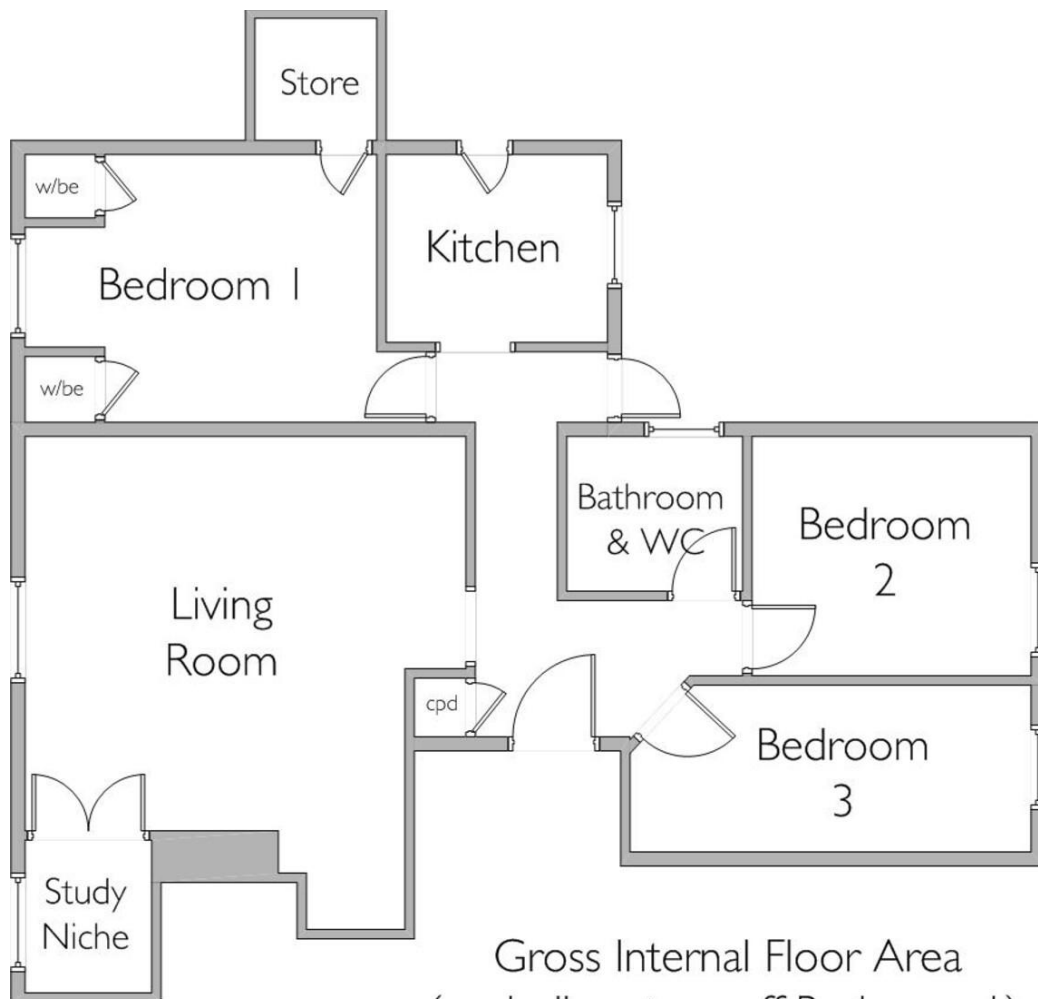








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Gross Internal Floor Area
(excluding store off Bedroom 1):
Approximately 734 sq.ft. / 68 sq.m.

PROPERTY PEOPLE PROFESSIONALISM

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Essex
CM16 4AU

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements