Tidys Lane, Epping

Offers Over £260,000

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MILLERS

ESTATE AGENTS

* TOP FLOOR APARTMENT * TWO BEDROOMS * GARAGE * CLOSE TO THE HIGH STREET * 71 YEAR LEASE * NO ONWARD CHAIN * IN NEED OF MODERNISATION *

Nestled in the charming area of Tidys Lane, Epping, this top-floor two-bedroom flat presents a wonderful opportunity for those looking to invest in a property with great potential. Although the apartment requires modernisation and has a short lease of 71 years, it is ideally situated just a stone's throw from the bustling High Street and the local train station, making it perfect for commuters and those who enjoy the vibrancy of town life.

Upon entering, you are welcomed by a communal entrance hallway with stairs to all floor and top floor landing that leads to the front door of the flat. Inside, the accommodation comprises with an entrance hallway, a comfortable lounge/diner that flows into the kitchen, two double bedrooms, and a family bathroom. The layout is practical and offers a blank canvas for your personal touch.

One of the notable features of this property is the single garage en bloc, providing convenient parking and additional storage. The flat also benefits from communal gardens at both the front and rear, offering a pleasant outdoor space. There is visitors' parking available, enhancing the convenience for guests.

This property is being offered chain free, allowing for a smoother transaction process. It has been competitively priced to reflect the necessary upgrades and the short lease, making it an attractive option for first-time buyers or investors looking to add value. With its prime location and potential for improvement, this flat is a promising prospect for those willing to invest in its future.

Communal Entrance Hall

TOP FLOOR

Lounge Diner
17' x 9'10 (5.18m x 3.00m)

Kitchen
10'2 x 9'10 (3.10m x 3.00m)

Bedroom One
13'5 x 11'2 (4.09m x 3.40m)

Bedroom Two
11'10 x 7'10 (3.61m x 2.39m)

Family Bathroom
9'10 x 5'11 (3.00m x 1.80m)

EXTERNAL AREA

Communal Gardens

Garage En Bloc

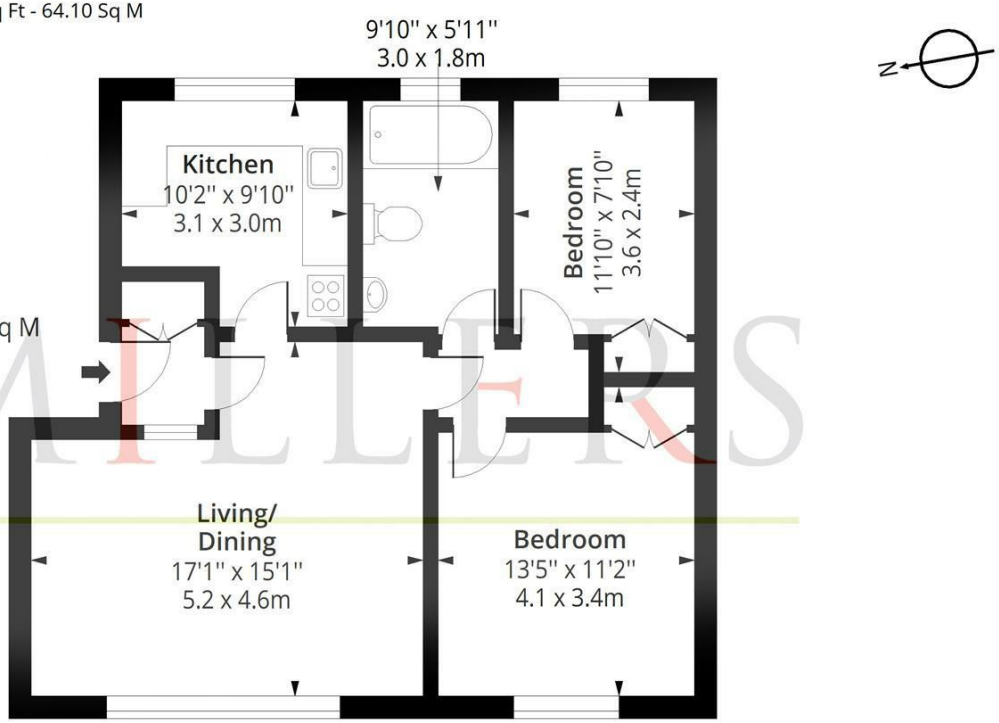
Visitors Parking

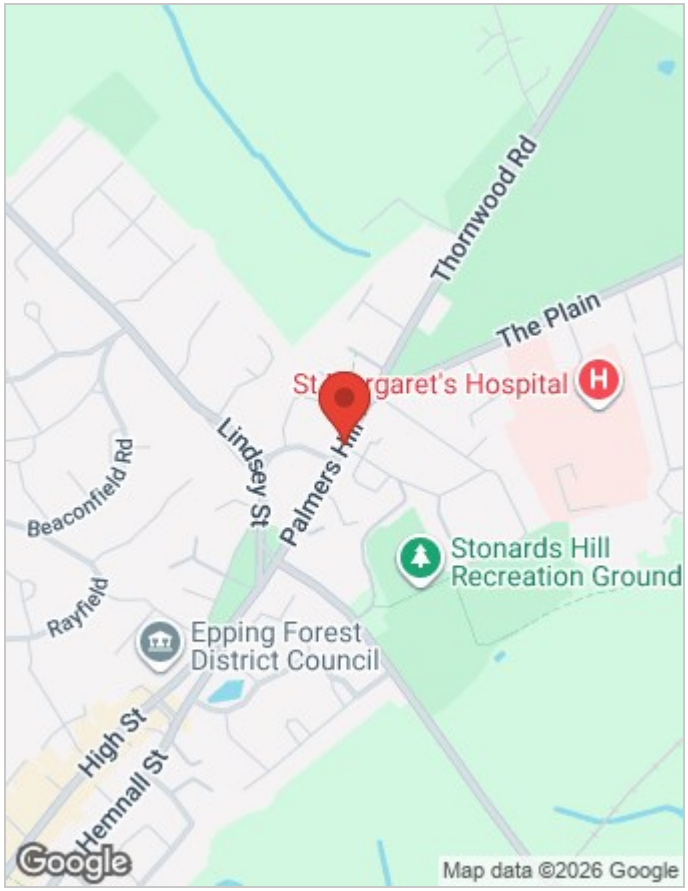
Fir Trees CM16

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M

Second Floor

Floor Area 690 Sq Ft - 64.10 Sq M

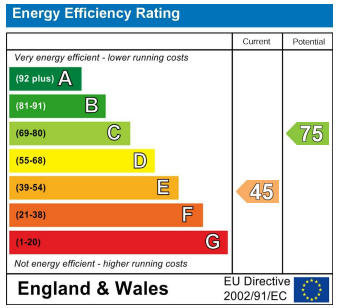


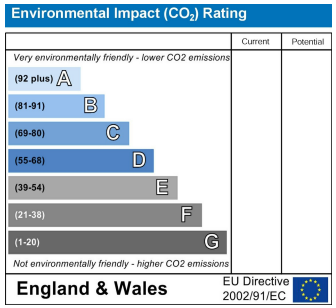


Certified Property Measurer

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.

Date: 8/6/2026





Viewing

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

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