



## 1 Clarks Mews, Epping, Essex, CM16 4LW

Offers in excess of £375,000

Edward Taub are delighted to offer this ground floor apartment with its own front door and located close to the high street, shops and station of the historic market town of Epping. With its own entrance into an extremely spacious living room with open plan contemporary fully aplianced kitchen. Two double size bedrooms and luxury bathroom, the property has been fitted and finished to the highest of standards and early viewing is recommended to appreciate the quality on offer. Further benefits are central heating, double glazing, alarm system and allocated covered parking.

EPC:C

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
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W1G 0PW

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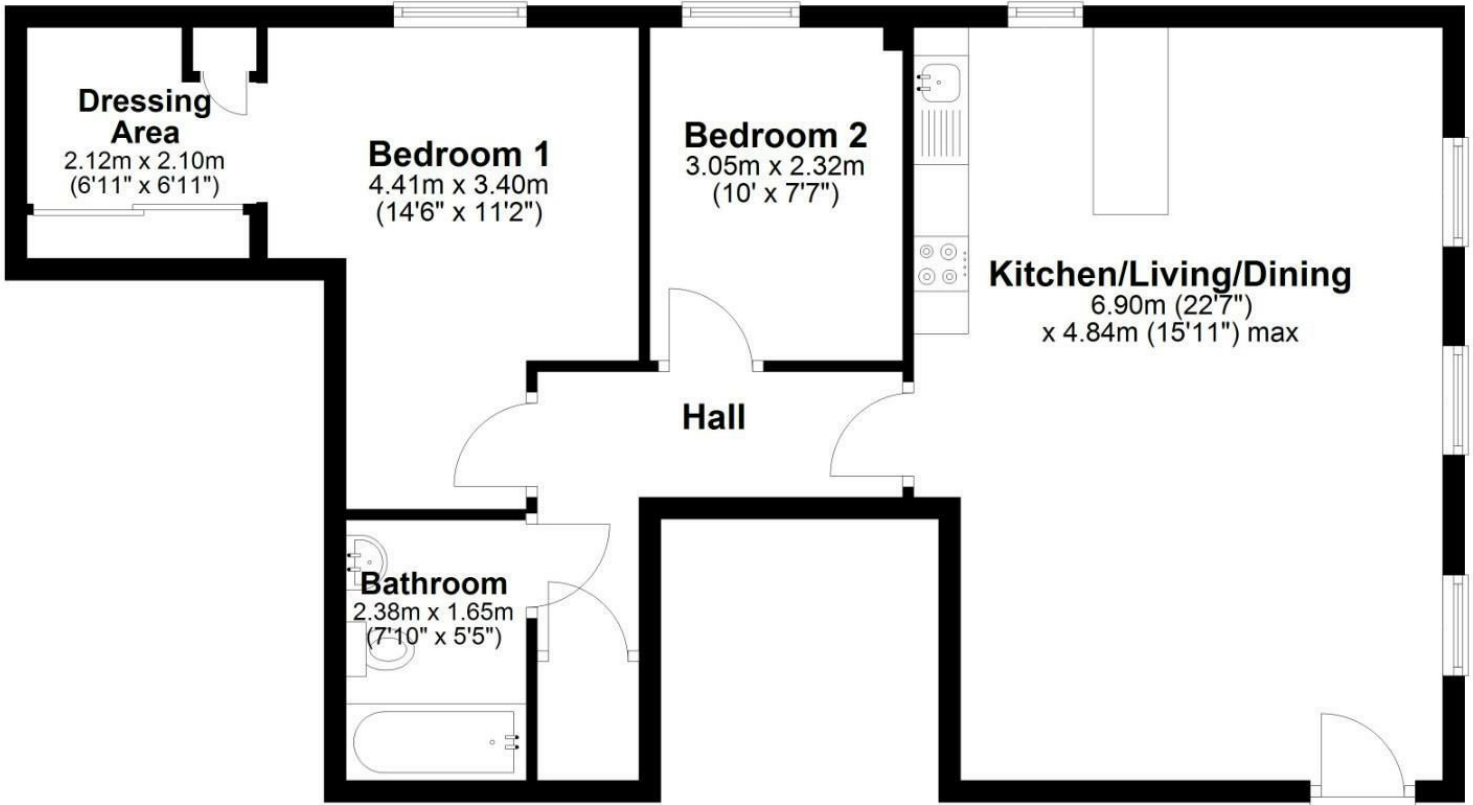


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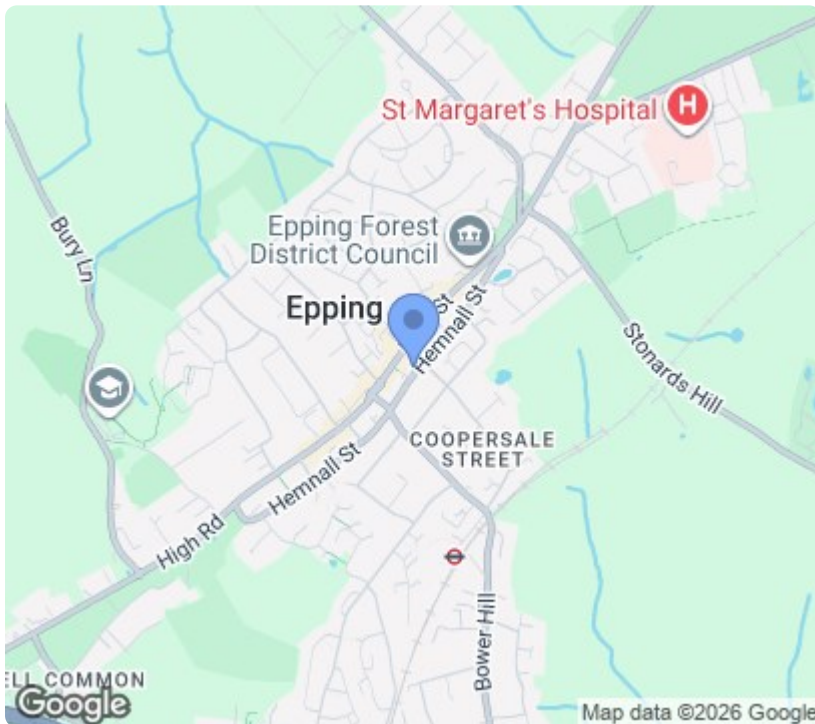


# Ground Floor

Approx. 67.8 sq. metres (729.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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