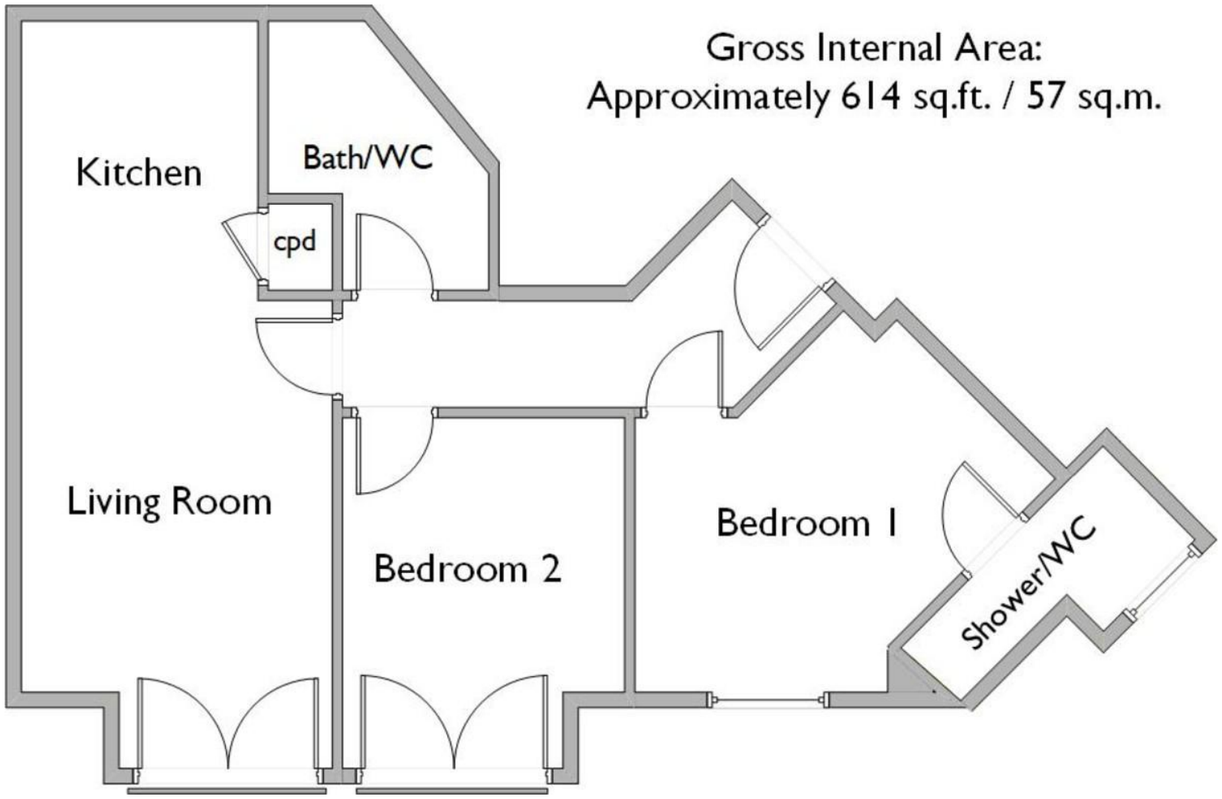


## FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

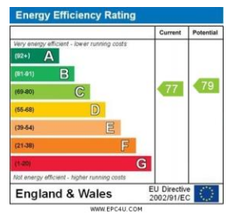
## FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

## MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.

Stevenette

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The Property Ombudsman
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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Stevenette

# Forest Court, Hemnall Street
# Epping, CM16 4LY
# £320,000

- First Floor Apartment
- Close to Station and High Street
- Newly Refurbished
- Allocated Parking
- Electric Underfloor Heating
- Double Glazing

Offered with NO ONWARD CHAIN, this first floor apartment forms part of an individual and recognisable development that occupies an attractive corner position on Hemnall Street - just a short walk from the cafes, bars, restaurants and shops of the High Street as well as the Central Line station. The apartment, which has underfloor heating and is NEWLY DECORATED and CARPETED, is of an attractive design that provides two very good bedrooms and two bath/shower rooms - an ideal first-time-buy or investment. There's an allocated parking space and Epping Forest and its trails for walking and biking are, again, within a short walk.

## GROUND FLOOR

### COMMUNAL HALL

## FIRST FLOOR

### HALLWAY

### OPEN PLAN LIVING ROOM & KITCHEN
24' 7" max x 10' 2" max (7.49m x 3.1m)
Built-in cupboard and French doors opening to a Juliet balcony.

### BEDROOM 1
14' 1" max x 9' 0" avg (4.29m x 2.74m)

### EN-SUITE SHOWER & WC

### BEDROOM 2
11' 5" max x 8' 11" (3.48m x 2.72m)
French doors opening to a Juliet balcony.

### BATHROOM & WC

### EXTERIOR
The building occupies a commanding corner position with, to its rear, a car park in which the apartment has an allocated space.

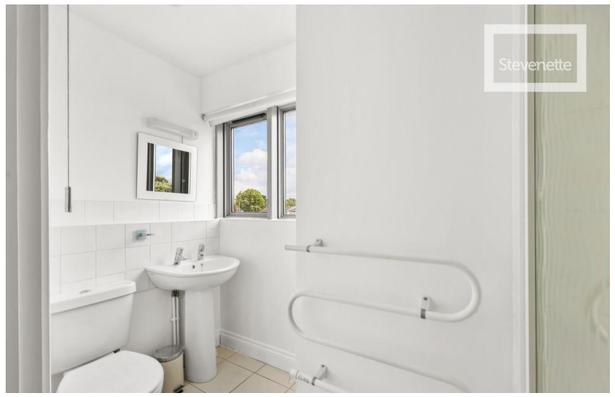
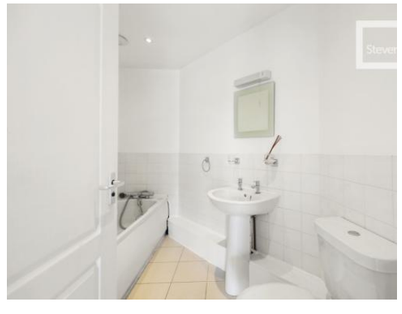
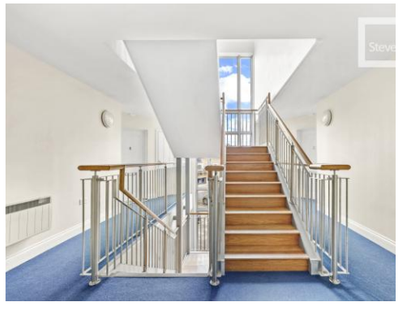
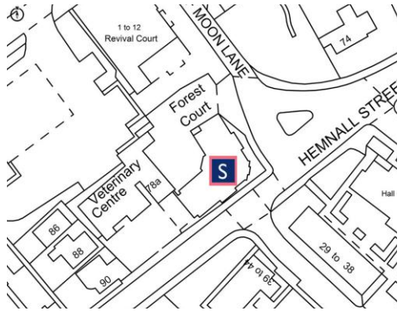
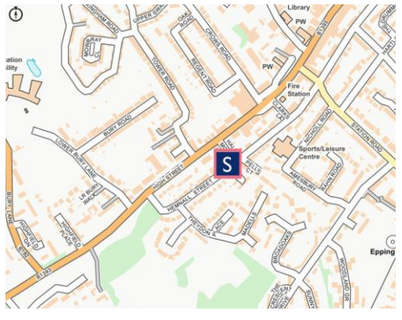
### COUNCIL TAX
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

### SERVICES
Mains water, drainage and electricity services are understood to be connected. Services or installations have been tested.

### TENURE
We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). The lease is understood to have commenced 25 December 2006 for 999 years (980 years remaining).

### SERVICE CHARGES
We understand that a service charge of £1020 is payable in respect of cleaning and electricity for the communal areas, buildings insurance and management of the development.

Ground Rent is understood to be £200pa.



Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090