



The Plain, Epping
Asking Price £320,000



MILLERS
ESTATE AGENTS

*** BEAUTIFUL TOP FLOOR APARTMENT * STUNNING CONDITION * TWO BEDROOMS * NEW CONTEMPORARY KITCHEN * COMMUNAL GARDENS * CHAIN FREE * GARAGE EN-BLOC * CLOSE TO EPPING HIGH STREET ***

Millers are proud to present this beautifully presented two-bedroom top-floor apartment, perfectly positioned on the edge of Epping Town and adjoining parts of Epping Forest. Offering the best of both worlds, this superb home combines tranquil surroundings with exceptional convenience.

Enjoy scenic woodland walks and outdoor leisure right on your doorstep, while being just a short stroll from Epping High Street, with its vibrant selection of boutique shops, cafés, bars and restaurants. Commuters are particularly well served, with Epping tube station (Central Line) providing direct access into London.

The property is accessed via communal hallways and stairs leading to the second floor. Internally, the apartment offers a bright and spacious lounge/dining room — perfect for both relaxing and entertaining — alongside a fully fitted kitchen complete with built-in oven, hob, extractor fan and integrated dishwasher.

There are two generous double bedrooms, ideal for couples, sharers or those needing a home office, and a stylish fully tiled bathroom featuring a contemporary white three-piece suite.

Externally, residents benefit from attractive communal gardens, a private residents' car park, and the added bonus of a single garage en-bloc — a rare and valuable feature in this location.

Whether you are a first-time buyer looking for your perfect first home, downsizing, or an investor seeking a strong rental opportunity in a highly desirable area, this property ticks all the boxes.

Early viewing is strongly recommended to fully appreciate the location, presentation and lifestyle on offer.





Communal Entrance

Second Floor

Entrance Hall

Living Room

12'3" x 18'0" (3.73m x 5.49m)

Kitchen

8'11" x 8'7" (2.72m x 2.61m)

Bedroom 1

9'7" x 13'11" (2.92m x 4.23m)

Bedroom 2

7'5" x 10'2" (2.27m x 3.10m)

Bathroom

8'9" x 5'5" (2.67m x 1.65m)

EXTERIOR

Communal Gardens

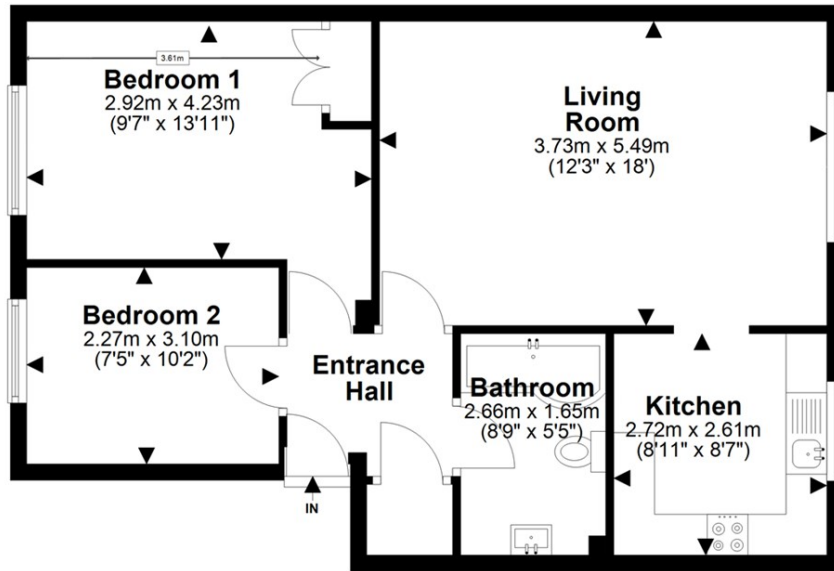
Garage En-bloc

16'3" x 7'3" (4.95m x 2.21m)



Second Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.3 sq. feet)

Plan produced using PlanUp.

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	78	England & Wales
		61	

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