MILLERS

LETTINGS



Woodland Grove, Epping, CM16 4NG

* TWO DOUBLE BEDROOM * GROUND FLOOR APARTMENT * WELL PRESENTED * 400 METERS TO STATION * ALLOCATED PERMIT PARKING * SECURE ENTRY SYSTEM *

Millers are pleased to offer this two bedroom ground floor flat which has just had new carpet laid to the bedrooms and has been newly painted throughout and presents wonderfully. The property is situated on the popular Woodland Grove development, ideal for commuters with the Central Line station serving the City and West End, just a short stroll away.

The accommodation comprises of a communal entrance hall with a secure entry phone system. A front door providing access to the entrance hallway which boasts a storage cupboard, doors leading to a spacious living room, a fitted kitchen with white goods, a three-piece bathroom and two bedrooms where the main room offers built in wardrobes. Externally, the property offers allocated parking and access to the communal gardens of the development.

Woodland Grove is a purpose-built development of modern apartments which afford the residents many benefits. Including several communal gardens, many with lawn areas, shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in the block hallways, with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage.

* The property is AVAILABLE 10th DECEMBER 2026 on an UNFURNISHED BASIS * (Please note, there is an additional charge of £25 P.C.M to cover the cost of the WATER UTILITY BILL)

The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.

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£1,400 Per Calendar Month

- GROUND FLOOR FLAT
- LIVING/DINING ROOM
- ALLOCATED PARKING
- 400 METERS TO STATION
- FITTED KITCHEN
- UNFURNISHED ACCOMMODATION
- 2 MINS - 0.6 MILES TO HIGH ST
- THREE-PIECE BATHROOM
- AVAILABLE 10TH DECEMBER 26











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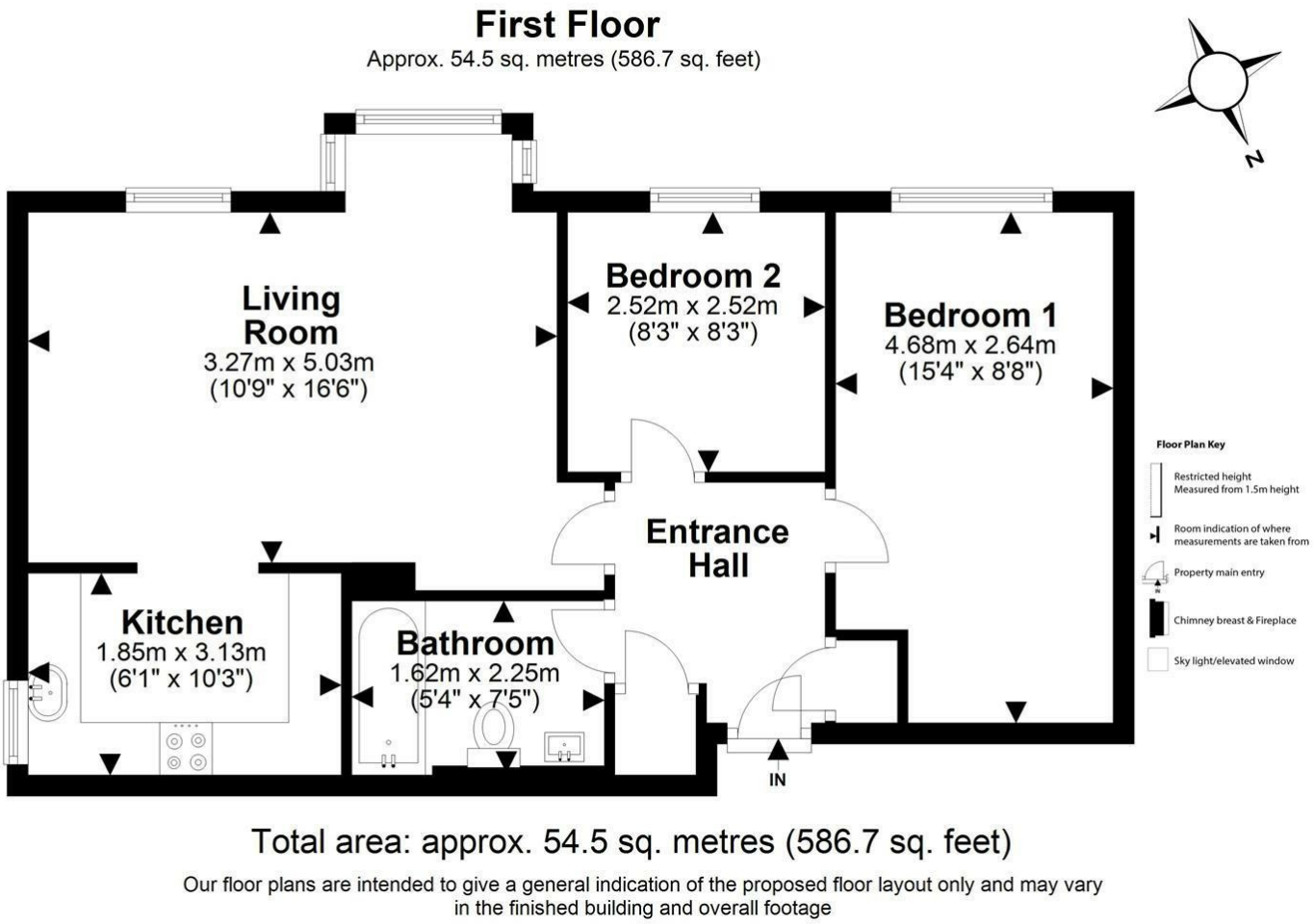


Total area: approx. 54.5 sq. metres (586.7 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Property Dimensions

GROUND FLOOR	
Lounge/Diner	10'9" x 16'6" (3.28m x 5.03m)
Fitted Kitchen	6'1" x 10'3" (1.85m x 3.12m)
Bedroom One	15'4" x 8'8" (4.67m x 2.64m)
Bedroom Two	8'3" x 8'3" (2.51m x 2.51m)
Family Bathroom	8'3" x 8'3" (2.51m x 2.51m)
EXTERNAL AREA	
Communal Gardens	
Allocated Parking	

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE: The earliest date that a successful client could move into the property will be the 10th DECEMBER 2026 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT: The deposit will be equal to 5 weeks' worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE: The property is available on an UNFURNISHED basis, although there are white goods.

UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information. £25 per month for Water Rates.

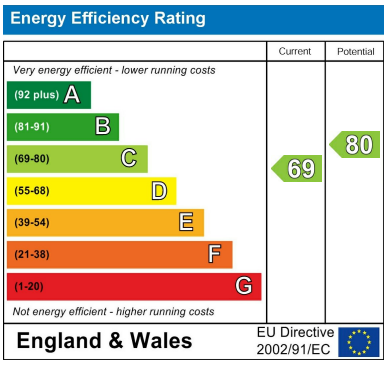
COUNCIL TAX: The council tax band is C



Directions

START: Millers Sales & Lettings 229 High Street, Epping, CM16 4BP. Turning right toward Epping Church. Turn left at the second mini roundabout into Station Road. Continue down the hill towards the station taking the third right into Centre Drive. Continue forward and take the second left into Woodland Grove. The flat will be one the right hand side of the development. ARRIVE: Woodland Grove, Epping, Essex, CM16 4NF.





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