



Cedar Court, Epping, CM16 4HL

* ONE BEDROOM APARTMENT * GROUND FLOOR WITH BALCONY * FANTASTIC CONDITION THROUGHOUT * ALLOCATED PARKING SPACE * NEXT TO STATION *

Millers Lettings are delighted to offer this beautifully presented one-bedroom ground-floor apartment, ideally situated next door to Epping Underground Station.

The property welcomes you through an entrance hall, providing access to a separate cloakroom WC and the main living accommodation. The spacious lounge/dining room offers an inviting space to relax and entertain, with the added benefit of a private balcony, providing an ideal spot to enjoy some fresh air.

The separate fitted kitchen is well equipped with a built-in oven, hob and extractor fan, fridge freezer and a convenient breakfast bar, offering both practicality and additional dining space.

The generous double bedroom is complemented by an en-suite bathroom, comprising a white three-piece suite, creating a comfortable and functional living space.

Perfectly positioned for those commuting into London, Epping Underground Station is just moments away, providing access to the Central Line. The property is also conveniently located for Epping's High Street, which offers a variety of shops, cafés, restaurants and local amenities.

* The property is AVAILABLE from the 21st November 2026 on an UNFURNISHED basis. *

Cedar Court is situated within a short walk of the High Street with its array of cafes, bars, restaurants and boutique shops. Parts of Epping Forest and arable farmland are accessible on foot and transport links are provided via Epping's Central Line Tube Station serving London, the M11 at Hastingwood and M25 at Waltham Abbey.



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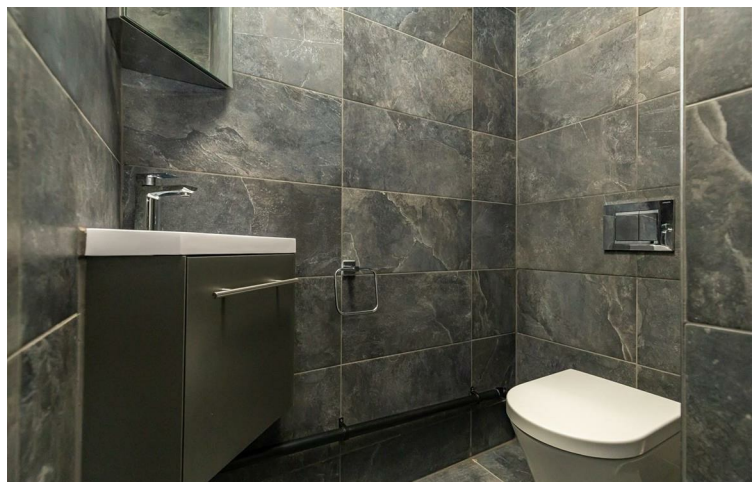
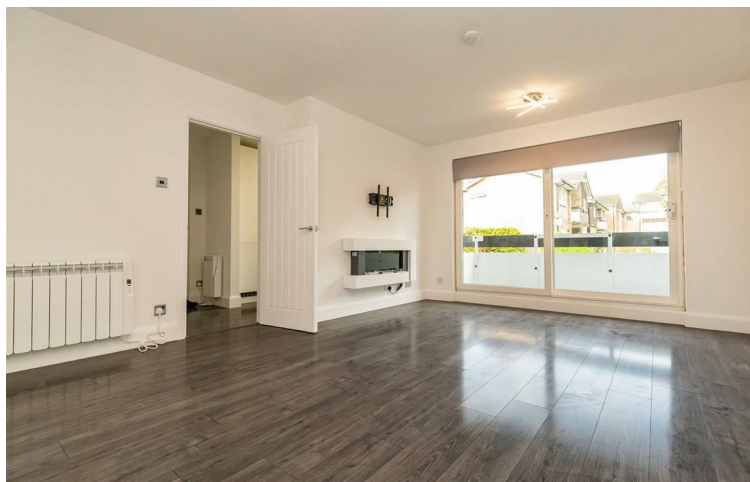
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£1,500 Per Calendar Month

- GROUND FLOOR APARTMENT
- LOUNGE WITH BALCONY
- WALK TO HIGH STREET

- ONE DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- UNFURNISHED BASIS

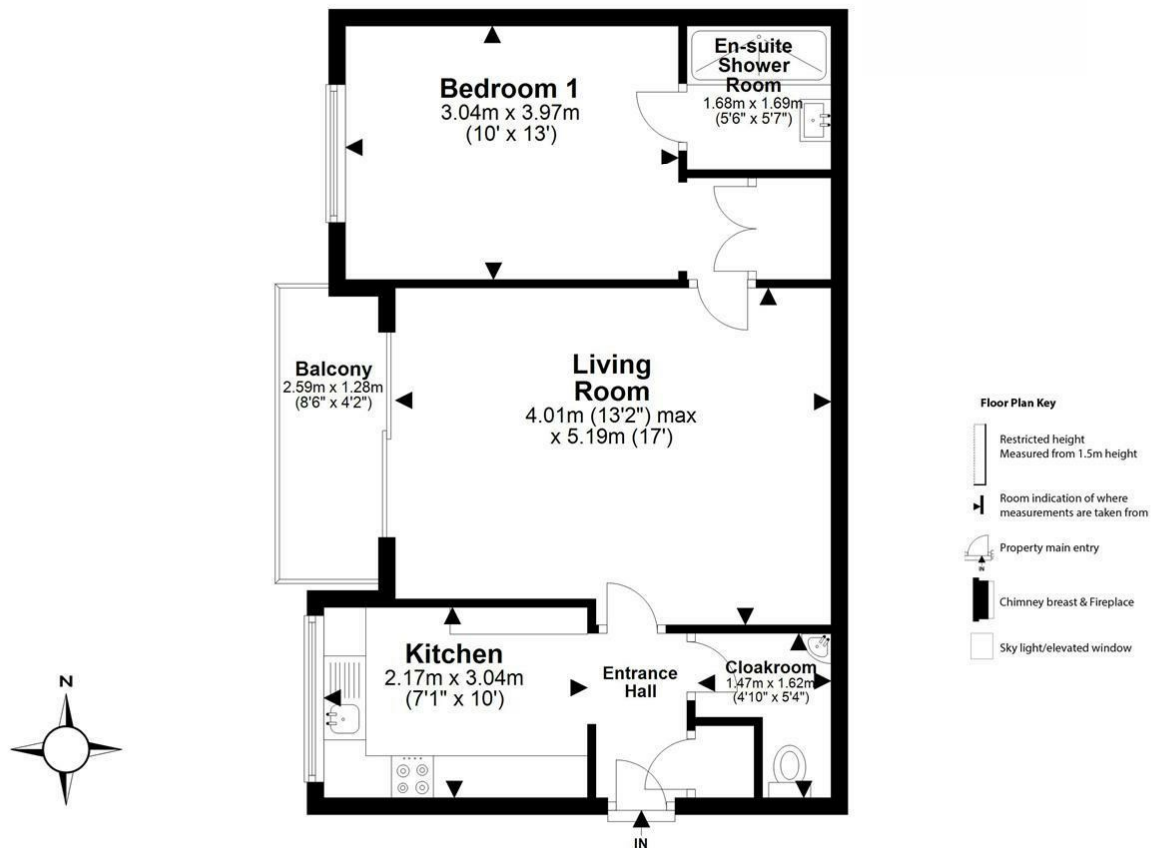
- FITTED KITCHEN
- ALLOCATED PARKING
- AVAILABLE 21ST NOVEMBER 2026



MILLERS
LETTINGS

Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.0 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

Inner Hallway

Fitted Kitchen 10'00" x 7'01 (3.05m x 2.16m)

Cloakroom WC 5'04 x 4'10 (1.63m x 1.47m)

Lounge Diner 17'00 x 13'02 (5.18m x 4.01m)

Balcony 8'06 x 4'02 (2.59m x 1.27m)

Inner Lobby

Bedroom One 13'00 x 10'00 (3.96m x 3.05m)

En-Suite Shower Room 5'07 x 5'06 (1.70m x 1.68m)

Parking Spaces

Communal Gardens

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 21st November 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.

COUNCIL TAX: The council tax band is C



Directions

Start: High St, Epping, CM16 4BP. Head south-west on High St/B1393 towards High St/B1393 Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Cedar Ct. Destination will be on the left. Arrive: Cedar Court, Epping, CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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