



Albany Court, Epping, CM16 5ED

* THREE BEDROOMS * TOWN HOUSE * WELL PRESENTED THROUGHOUT * OFF STREET PARKING FOR TWO CARS * CUL-DE-SAC LOCATION * OPEN PLAN LIVING * ATTRACTIVE COTTAGE *

Millers Lettings are delighted to offer this attractive three-bedroom Regency-style townhouse, ideally situated within the popular Albany Court development in Epping.

Arranged over three floors, the property offers well-planned accommodation and a great layout for modern living. The ground floor comprises an entrance hall, useful study and downstairs cloakroom.

On the first floor is a fitted kitchen with integrated oven and hob, alongside a bright and welcoming living room. The second floor provides three bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance paved garden, integral garage and private off-street parking.

Albany Court is ideally positioned for Epping town centre, with its excellent range of shops, restaurants, cafés and pubs. Epping Central Line station is also within easy reach, offering convenient connections into London, while local schools and amenities are close by.

A fantastic opportunity to rent a charming three-bedroom home in a desirable Epping location. Early viewing is highly recommended.



3



1



2



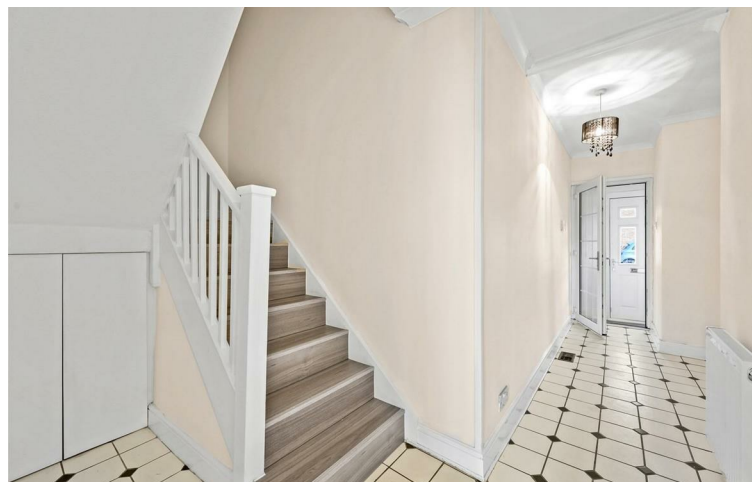
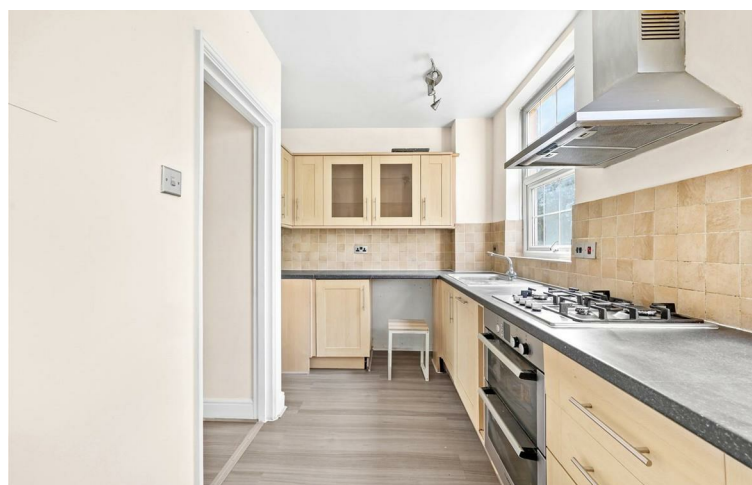
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£2,100 Per Calendar Month

- TERRACED TOWN HOUSE
- GARAGE & DRIVEWAY
- CENTRAL EPPING LOCATION

- THREE BEDROOM HOME
- KITCHEN WITH INTEGRATED APPLIANCE
- UNFURNISHED BASIS

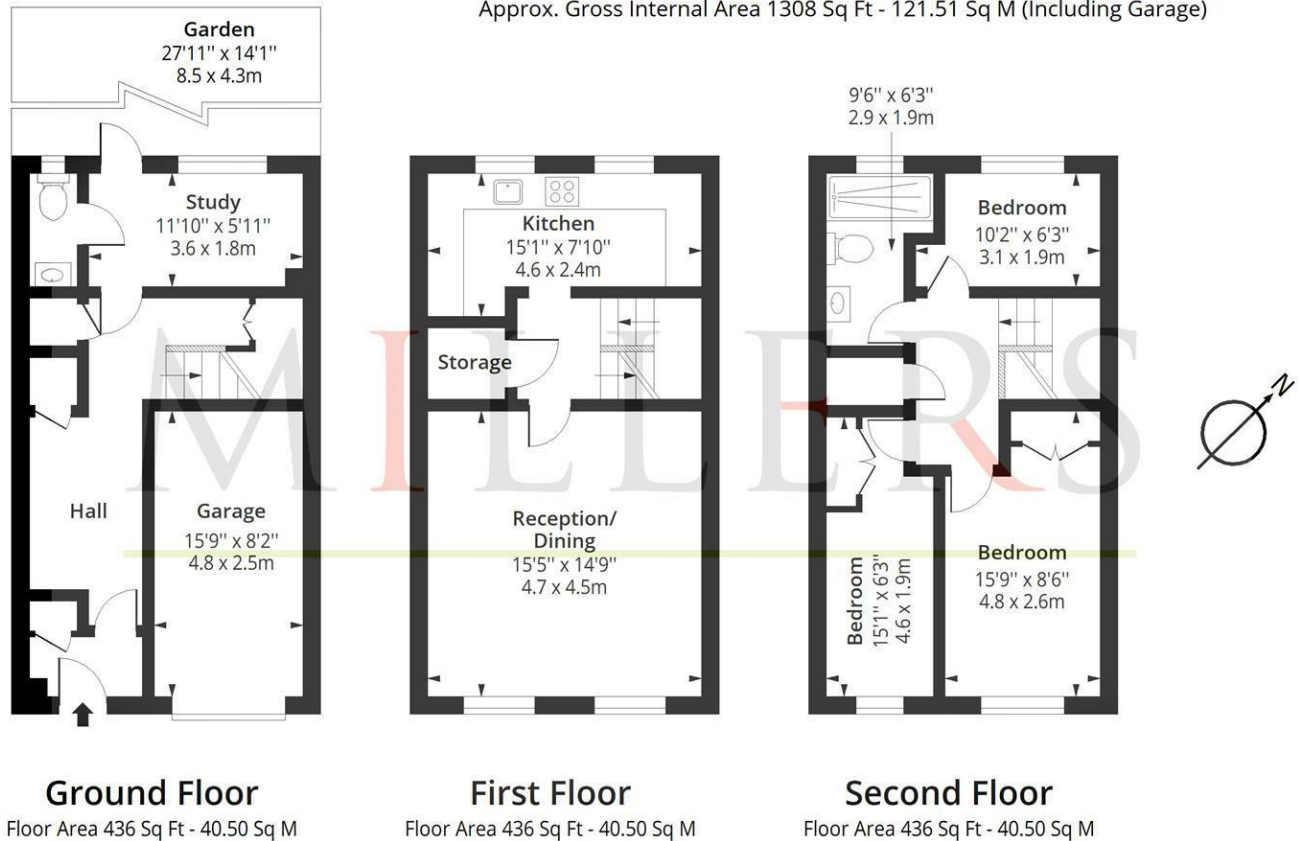
- TWO RECEPTION ROOMS
- ARRANGED OVER THREE FLOORS
- AVAILABLE OCTOBER 2026



MILLERS
LETTINGS

Albany Court CM16

Approx. Gross Internal Area 1308 Sq Ft - 121.51 Sq M (Including Garage)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 22/6/2026

Property Dimensions

GROUND FLOOR

Entrance Hall

Study Room 11'10" x 14'1" (3.61m x 4.29m)

Cloakroom WC

Integral Garage 15'9" x 8'2" (4.80m x 2.49m)

FIRST FLOOR

Living Room 15'5" x 14'9" (4.70m x 4.50m)

Kitchen 15'1" x 7'10" (4.60m x 2.39m)

SECOND FLOOR

Bedroom One 15'9" x 8'6" (4.80m x 2.59m)

Bedroom Two 15'1" x 6'3" (4.60m x 1.91m)

Bedroom Three 10'2" x 6'3" (3.10m x 1.91m)

EXTERNAL AREA

Rear Garden 27'11" x 14'1" (8.51m x 4.29m)

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 October 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 a UN/FURNISHED 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

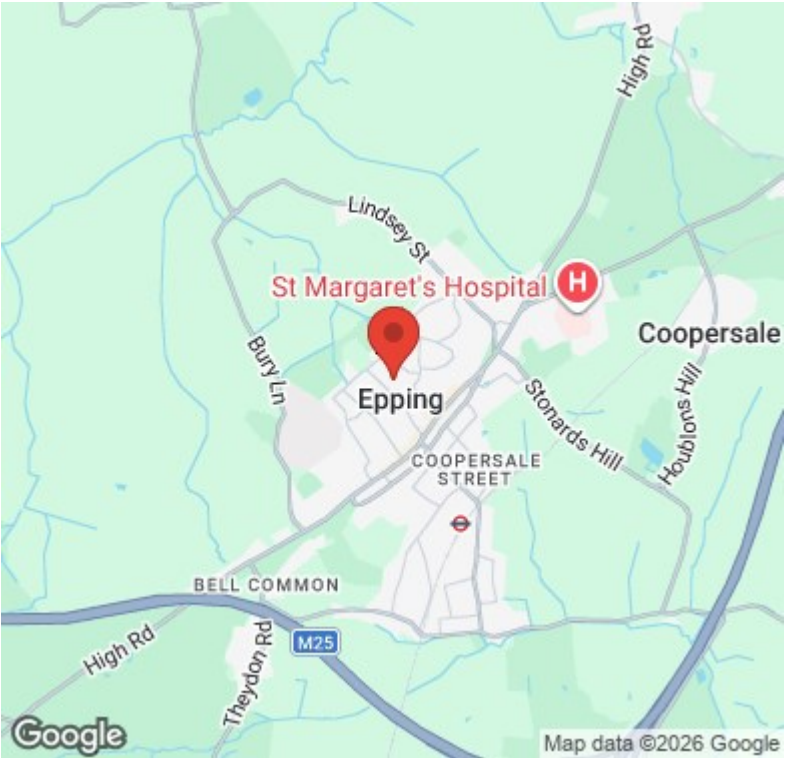
COUNCIL TAX: The council tax band is E



Directions

START: Millers 229 High Street, Epping, CM16 4BP. Head east along the High Street as if you're travelling toward Loughton. At the first mini roundabout turn right into St Johns Road. Take the next right into Bakers Lane. Follow Road past Epping Sports Centre. Take the first exit off the roundabout then next left into Albany Court. ARRIVE: Albany Court, Epping, CM16 5ED.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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