MILLERS

LETTINGS



Merlin House, Falconry Court, Epping, CM16 5BG

* RECENTLY BUILT DEVELOPMENT * BEAUTIFULLY FINISHED * SECOND FLOOR FLAT * ONE DOUBLE BEDROOM * WALK TO EPPING STATION * PRIVATE CAR PARK *

Millers Lettings is delighted to offer this beautifully presented & modern development of Falconry Court, Bakers Lane. This perfect location is ideal for Epping tube station serving London (approx. 0.5 miles) and the High Street which is 350 meters walk. This stunning development comprises a selection of one- and two-bedroom apartments. Recently refurbished and converted to residential dwellings the designers of Falconry Court have captured the feeling of style and luxury, perfectly.

The beautifully presented interiors offer recently fitted kitchens featuring built-in appliances including an oven, a hob, extractor fan, fridge freezer, dishwashers & washing machine & blue-fronted units with contrasting worktops. The bathrooms are beautifully finished with white sanitary ware & perfectly finished tiling. Additionally the property benefits from double-glazed windows, a recently fitted gas heating system via radiators and a secure Entryphone system. There are recently laid carpets & vinyl and tiled flooring.

The accommodation offers an entrance hall leading to an open-plan lounge and a fully fitted kitchen, a three-piece bathroom suite, a double bedroom, a cupboard with plumbing for washing machine in the hallway. Externally the enclosed development has access to its own private car park.

Bakers Lane can be found in the heart of the popular and historic market town of Epping and is within walking distance of open countryside and arable farmland. Epping is a charming and desirable place to live and benefits from a busy High Street with a varied range of shops, including M&S and Tesco, bars and restaurants, cafes and public houses. The Central Line Station connects to London and the west end and road links via the M11 at Hastingwood and the M25 at Waltham Abbey. **

** AVAILABLE NOW on an UNFURNISHED BASIS **

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£1,400 Per Calendar Month

- BRAND NEW BUILT IN APPLIANCES
- MODERN RESIDENTIAL DEVELOPMENT
- 200 METERS TO HIGH STREET
- NEWLY REFURBISHED PROPERTY
- PRIVATE CAR PARKING
- APPROX. 49 SQ M OF VOLUME
- 2 MINS OR 0.5 MILES TO STATION
- AVAILABLE NOW 2026
- SECURE ENTRY PHONE SYSTEMS







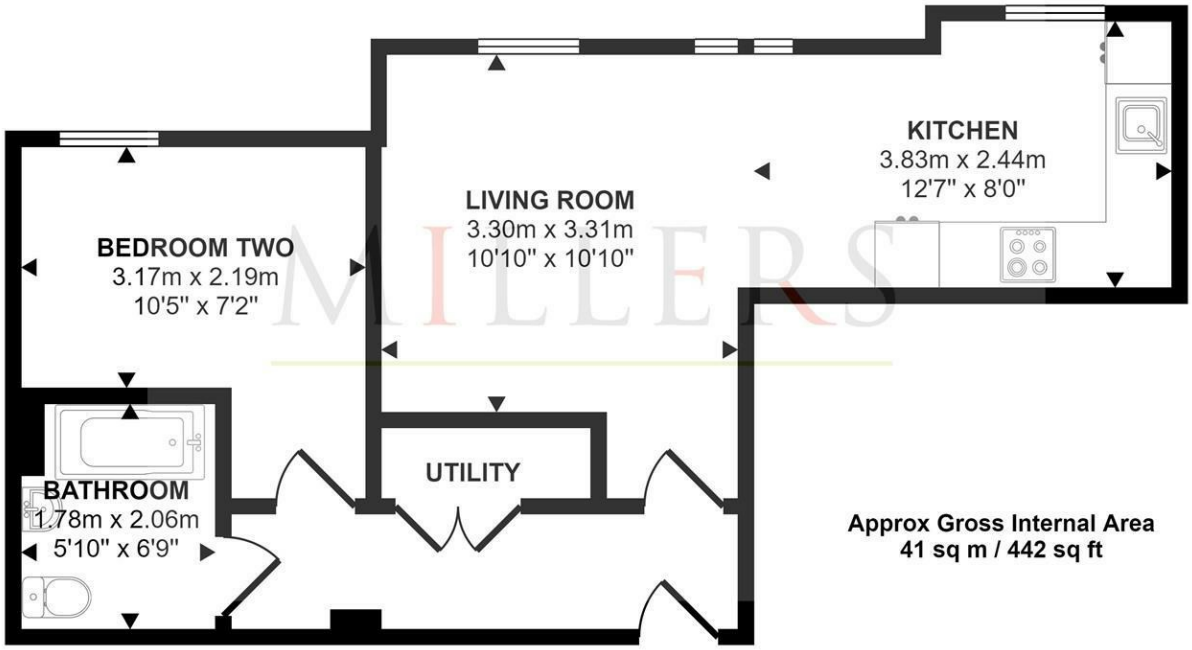




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

EXTERNAL AREA

Communal Entrance Hall

Elevator Service

Private Car Park

FIRST FLOOR

Lounge Area	10'10" x 10'10" (3.30m x 3.30m)
Kitchen Area	12'7" x 8' (3.84m x 2.44m)
Bedroom One	10'5" x 7'2" (3.18m x 2.18m)
Bathroom	5'10" x 6'9" (1.78m x 2.06m)

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 NOW, (subject to terms conditions and references).

HOLDING DEPOSIT: The holding deposit is equal to 1 weeks 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.

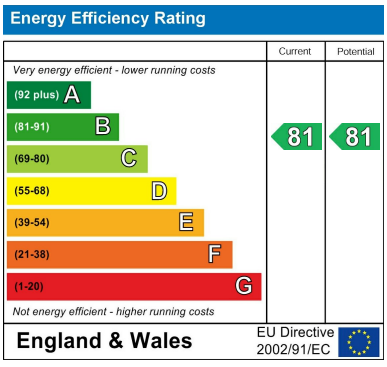
COUNCIL TAX: The council tax band is C



Directions

START: Millers Estate Agents & Letting Agents, 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward Epping Church. 0.1. At the roundabout, take the 2nd exit onto St Johns Road. 0.2. Turn right onto Bakers Lane. Destination will be on the right hand side. 0.3. ARRIVE: Bakers Lane, Epping, CM16 5DN. Total time: 1 mins 3s.





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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