



## Coniston Court, Bower Hill, Epping, CM16 7BH

\* GROUND FLOOR APARTMENT \* NEW TO MARKET \* ALLOCATED PERMIT PARKING \* SECURE ENTRY SYSTEM \* TWO DOUBLE BEDROOMS \* NEXT TO THE TUBE STATION \* CLOSE TO HIGH STREET \*

Millers Lettings are delighted to present this spacious ground-floor apartment offering two double bedrooms, two bathrooms, a private garage, and access to beautiful communal gardens.

Located in the sought-after Coniston Court development in Epping, just off Bower Hill, this property enjoys a superb position just beside Epping Station, Epping High Street, and the open countryside around Kendall Avenue and Bower Hill.

This stylish ground-floor apartment offers bright and spacious living in the popular Coniston Court development. The property features a welcoming entrance hallway, a modern fitted kitchen with integrated appliances, and a generous lounge/diner with wooden laminate flooring and access to a private balcony – perfect for relaxing or entertaining.

There are two double bedrooms, including a master with fitted wardrobes and an en-suite shower room, plus a contemporary main shower room.

Set within beautifully maintained communal gardens, the apartment also benefits from a garage (en-bloc) and ample visitor parking. Ideally located close to Epping Station, High Street, and open countryside, this home offers both comfort and convenience.

\*\* The property is AVAILABLE 7TH MARCH 2026 on an UNFURNISHED BASIS \*\*

Coniston Court is located in the heart of Epping Town and is a short walk to Epping's High Street with its shops bars, cafes and restaurants. The property is also a stone's throw to the town tube station serving London. Epping Town offers a central Town Green & Stonards Hill recreation ground and access parts of Epping Forest. Epping Town provides good transport links to London via its Central Line station and road links at the M11 (Huntingdon) and M25 at (Waltham Abbey) or the A414 to Harlow



2



2



1



£1,775

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOM
- EN-SUITE BATHROOM

- OPPOSITE EPPING STATION
- BALCONY OFF LIVING ROOM
- UNFURNISHED OR PART FURNISHED BASIS

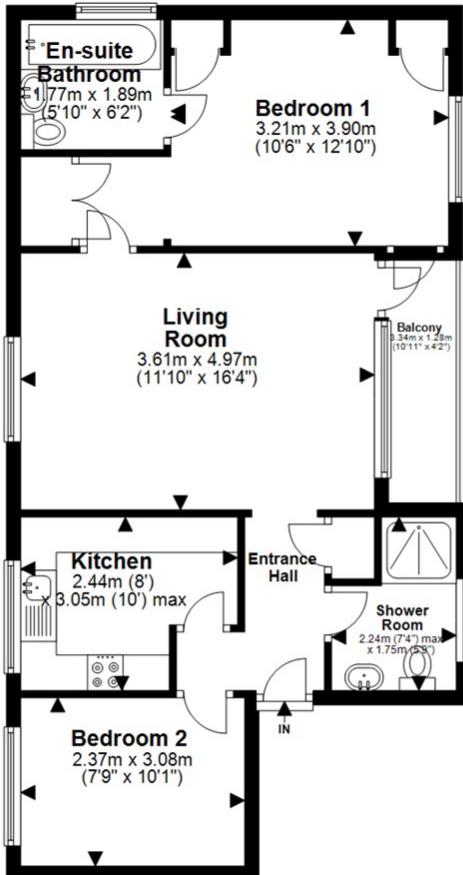
- GARAGE & PARKING SPACE
- FULLY FITTED KITCHEN
- AVAILABLE 7TH MARCH 2026



**MILLERS**

LETTINGS

**Upper Ground Floor**  
Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 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  
Plan produced using PlanUp.

## Property Dimensions

### GROUND FLOOR

<b>Living Room</b>	11'10" x 16'4" (3.61m x 4.97m)
<b>Balcony</b>	10'11" x 4'2" (3.34m x 1.28m)
<b>Kitchen</b>	8'0" x 10'0" (2.44m x 3.05m)
<b>Bedroom One</b>	10'6" x 12'10" (3.21m x 3.90m)
<b>En-suite Bathroom</b>	6'2" x 5'10" (1.88m x 1.78m)
<b>Bedroom Two</b>	7'9" x 10'1" (2.37m x 3.08m)
<b>Shower Room</b>	5'9" x 7'4" (1.75m x 2.24m)

### COMMUNAL AREAS

### Communal Gardens (max)

54'0" x 41'7" (16.46m x 12.7m)

### EXTERNAL AREAS

**Garage En-Bloc** 17'4" x 7'8" (5.28m x 2.34m)

**TERM :** An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

**DATE :** The earliest date that a successful client could move into the property will be 7th March 2026 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 option to be UNFURNISHED OR PART-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 C



## Directions



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.