



Hemnall Mews, Epping, CM16 4LJ

* FIRST FLOOR APARTMENT * TWO BEDROOMS * PART-FURNISHED BASIS * UNDERGROUND PARKING * SHORT WALK TO HIGH STREET *

Millers Lettings are delighted to offer this beautifully presented two bedroom first floor apartment with basement parking. Situated in this purpose built and modern development, just off of Hemnall street which is perfectly located for both Epping High Street and Central Line Station. The accommodation benefits with secure entry phone system, communal entrance hallway with stairs to all floors as well as an elevator service, which also provides access to the secure underground parking.

Upon entering the apartment you're greeted by a generous entrance hallway which leads to a double bedroom and a family bathroom comprising a three-piece. There is a master bedroom which features a walk in wardrobe. There is a stunning open-plan kitchen living room boasting a fully fitted kitchen with built in appliances. Additionally, the apartment offers electric underfloor heating throughout, double glazed windows and there is underground parking for one car.

** The property is AVAILABLE NOW on a PART-FURNISHED BASIS **

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



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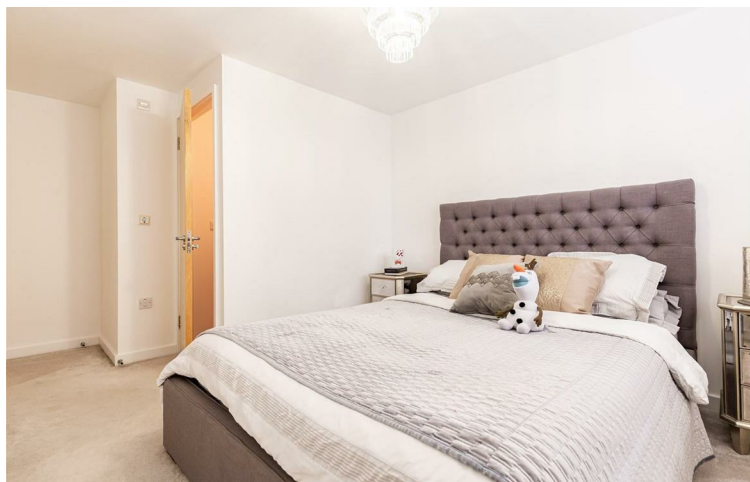
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£1,695 Per Calendar Month

- FIRST FLOOR APARTMENT
- FAMILY BATHROOM
- ELECTRIC HEATING

- TWO BEDROOMS
- UNDERFLOOR HEATING
- PART-FURNISHED BASIS

- OPEN-PLAN KITCHEN LIVING ROOM
- UNDERGROUND PARKING
- AVAILABLE APRIL 2026



MILLERS
LETTINGS

First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 57.6 sq. metres (619.9 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

Property Dimensions

GROUND FLOOR

Communal Entrance

Lift To First Floor

FIRST FLOOR

Entrance Hall

Bedroom Two 9'08" x 8'06" (2.95m x 2.59m)

Shower Room 8'08 x 5'02 (2.64m x 1.57m)

Bedroom One 9'10 x 9'09 (3.00m x 2.97m)

Walk-in Wardrobe 5'06 x 4'04 (1.68m x 1.32m)

Living Room

13'09" x 11'04" (4.19m x 3.45m)

Kitchen

8'10" x 7'08" (2.69m x 2.34m)

EXTERNAL AREA

Underground Parking

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 7 days from acceptable references (subject to terms and conditions).

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 PART-FURNISHED basis, although there are white goods.

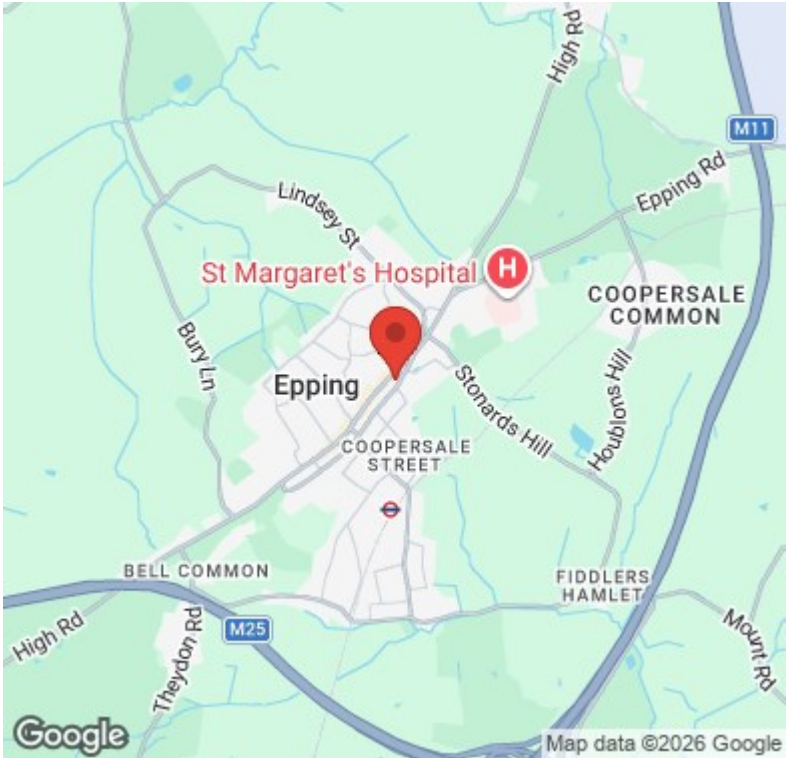
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E



Directions

START: Millers Estate Agents & Letting Agents in Epping, 229 High Street, Epping. 0.0. Head southwest on High St/B1393 toward Cottis Ln. Go through 1 roundabout. 0.1. At the roundabout, take the 1st exit onto Station Rd. 0.2. Turn left onto Hemnall St. 0.3. Turn left. Destination will be on the left. 0.3. ARRIVE: Hemnall Street, Epping, Essex CM16 4NA. Total time: 1 mins 23s



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			
73		75	
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.