



## Hampden Close, North Weald, CM16 6JX

\* GROUND FLOOR MAISONETTE \* NEWLY DECORATED \* TWO BEDROOMS \* SPACIOUS LOUNGE \* PRIVATE REAR GARDEN \* ALLOCATED PARKING \*

Millers are pleased to offer this ground floor two bedroom maisonette with allocated parking located in a popular residential turning in the village of North Weald. The property is within easy reach of local shops, public house, nature reserve, open farmland and countryside and Epping with its Central Line Station serving London is approx 2.5 miles away. The property which has just been newly decorated comprises a lounge/dining room, fitted kitchen, storage cupboard in the hallway, bathroom and two bedrooms with one offering built in wardrobe space. Externally there is access to a private rear garden and an allocated parking space.

\* The property is AVAILABLE NOW on an UNFURNISHED basis. \*

North Weald is a friendly and popular village offering a well-regarded primary school St Andrews, local shops including a COOP, restaurants and x2 public houses. The village also enjoys a close proximity to open countryside and arable farmland which is ideal for walking and cycling and is close to parts of Epping Forest for horse riding and bike riding. Transport links are offered via the A414 for Chelmsford, Harlow and Ware and the M11 at Hastingwood and M25 at Waltham Abbey. Epping Town is approximately 2.5 miles distance and benefits from a Central Line Underground Station serving London.



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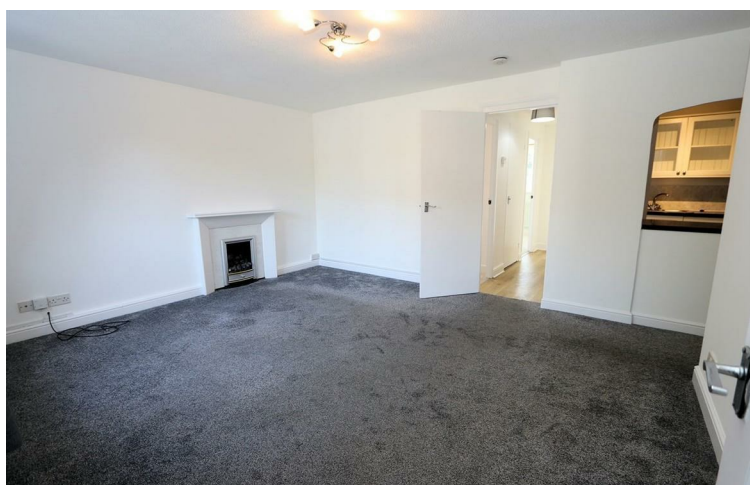


C

**£1,300 Per Calendar Month**

- TWO BEDROOM MAISONETTE
- PRIVATE REAR GARDEN
- LOUNGE/DINER
- FITTED KITCHEN
- THREE-PIECE BATHROOM
- ALLOCATED PARKING
- VILLAGE LOCATION
- UNFURNISHED BASIS
- AVAILABLE NOW





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## AWAITING FLOORPLAN

### Property Dimensions

#### GROUND FLOOR

##### Entrance Hallway

##### Living Room

14'08" < 18'06" x 12'07" (4.47m < 5.64m x 3.84m)

##### Hallway

10'09 x 2'08 (3.28m x 0.81m)

##### Fitted Kitchen

8'03 x 7'02 (2.51m x 2.18m)

##### Bedroom One

10'08 x 8'11 (3.25m x 2.72m)

##### Bedroom Two

9'06 x 7'02 (2.90m x 2.18m)

##### Bathroom

8'01 x 6'05 (2.46m x 1.96m)

#### EXTERNAL AREAS

#### Rear Garden

#### Allocated 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 the 31st July 2024 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: 229 High St, Epping CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Continue to follow B1393. Turn right onto The Plain/B181. Continue to follow B181. At the roundabout, take the 1st exit onto Wellington Rd. Turn left onto Hampden Cl. Destination will be on the left. Arrive: Hampden Close, North Weald Bassett, Epping CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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.