



## Albany Court, Epping, CM16 5ED

\* THREE BEDROOMS \* TOWN HOUSE \* WELL PRESENTED THROUGHOUT \* OFF STREET PARKING FOR TWO CARS \* CUL-DE-SAC LOCATION \*

Millers Lettings are delighted to offer this well-presented staggered terraced townhouse, providing spacious and versatile accommodation arranged over three floors.

Upon entering, you are welcomed by a generous entrance hallway with access to a convenient ground floor cloakroom/WC, a useful storage cupboard, and a spacious dining room positioned at the rear of the property. The dining room enjoys direct access to the low-maintenance rear garden and leads through to a practical utility room, making it an ideal space for both family living and entertaining. The first floor features a bright and spacious living room, flooded with natural light, alongside a well-equipped fitted kitchen offering ample worktop space, a range of wall and base units, and integrated appliances. The second floor comprises three well-proportioned bedrooms, all enjoying pleasant views over the surrounding area, together with a modern family bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden with the added convenience of rear access, making it easy to move bins, bicycles, or garden equipment without passing through the house along with an integral garage offering excellent additional storage space.

Offering flexible living accommodation, practical storage, and off-road parking, this attractive home is perfectly suited to families and professional tenants alike.

\* The property is AVAILABLE AUGUST 2026 on an UNFURNISHED BASIS \*

Albany Court is a popular residential Cul-De-Sac located within a short walk of Epping Primary School, the High Street with its shops, bars, restaurants and cafes. Epping Town offers a Tube Station, situated at the end of the Central Line serving London and has good transport links into London.



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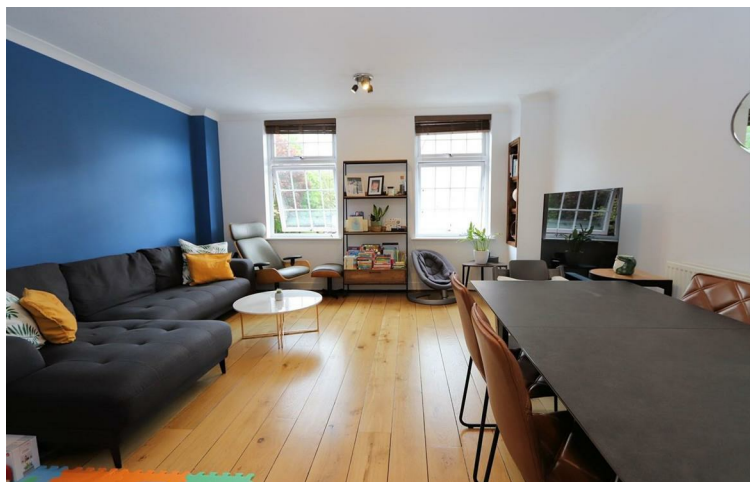
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**£2,400 Per Calendar Month**

- TERRACED TOWN HOUSE
- KITCHEN WITH INTEGRATED APPLIANCE
- GARAGE & DRIVEWAY
- THREE BEDROOM HOME
- FAMILY BATHROOM
- UNFURNISHED BASIS
- TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- AVAILABLE AUGUST 2026



MILLERS  
LETTINGS

# MILLERS

## AWAITING FLOORPLAN

### Property Dimensions

#### GROUND FLOOR

Entrance Hall

Cloakroom

Dining Area 9'09 x 6'02 (2.97m x 1.88m)

Utility Room

#### FIRST FLOOR

Landing

Lounge Area 15'06 x 14'10 (4.72m x 4.52m)

Kitchen Area 14'10 x 6'01 (4.52m x 1.85m)

#### SECOND FLOOR

Landing

Bedroom One 13'07 x 8'06 (4.14m x 2.59m)

Bedroom Two 15'00 x 6'00 (4.57m x 1.83m)

Bedroom Three 8'06 x 6'01 (2.59m x 1.85m)

Family Bathroom 9'02 x 6'00 (2.79m x 1.83m)

#### EXTERNAL AREA

Rear Garden

Garage

Driveway

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 AUGUST 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: High St, Epping CM16 4BA. Head north-east on High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto St Johns Rd. Turn right onto Bakers Ln. At the roundabout, take the 1st exit and stay on Bakers Ln. Turn left onto Albany Ct. Destination will be on the left. Arrive: Albany Court, Epping CM16.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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