



Woodland Grove, Epping, CM16 4NE

* BEAUTIFULLY REFURBISHED * TWO DOUBLE BEDROOMS * SECOND FLOOR APARTMENT * STUNNING CONDITION * CLOSE TO STATION * ALLOCATED PERMIT PARKING * SECURE ENTRY SYSTEM *

Millers Lettings are pleased to offer this beautifully presented, contemporary two-bedroom apartment, finished to a high standard throughout. The property offers bright, modern living spaces with a clean and stylish aesthetic, creating a comfortable and inviting home.

The accommodation comprises a welcoming entrance hall with doors leading to the impressive living room, which provides a generous space for both relaxation and dining. The kitchen is sleek and well-appointed, featuring a modern range of wall and base units and an integrated layout that complements the overall contemporary feel of the apartment. There are two well-proportioned double bedrooms, each offering ample space for furnishings and storage. Completing the accommodation is a stylish shower room fitted with a modern three-piece suite in white, finished with tasteful fixtures and fittings.

The apartment is ideally located for the city commuter, being just a stone's throw from Epping Station. Further benefits include allocated parking, along with additional visitor parking spaces.

** The property is AVAILABLE NOW on an UNFURNISHED BASIS **

The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.

Please note, there is an additional charge of £30.00 P.C.M to cover the cost of the WATER UTILITY BILL



£1,700 Per Calendar Month

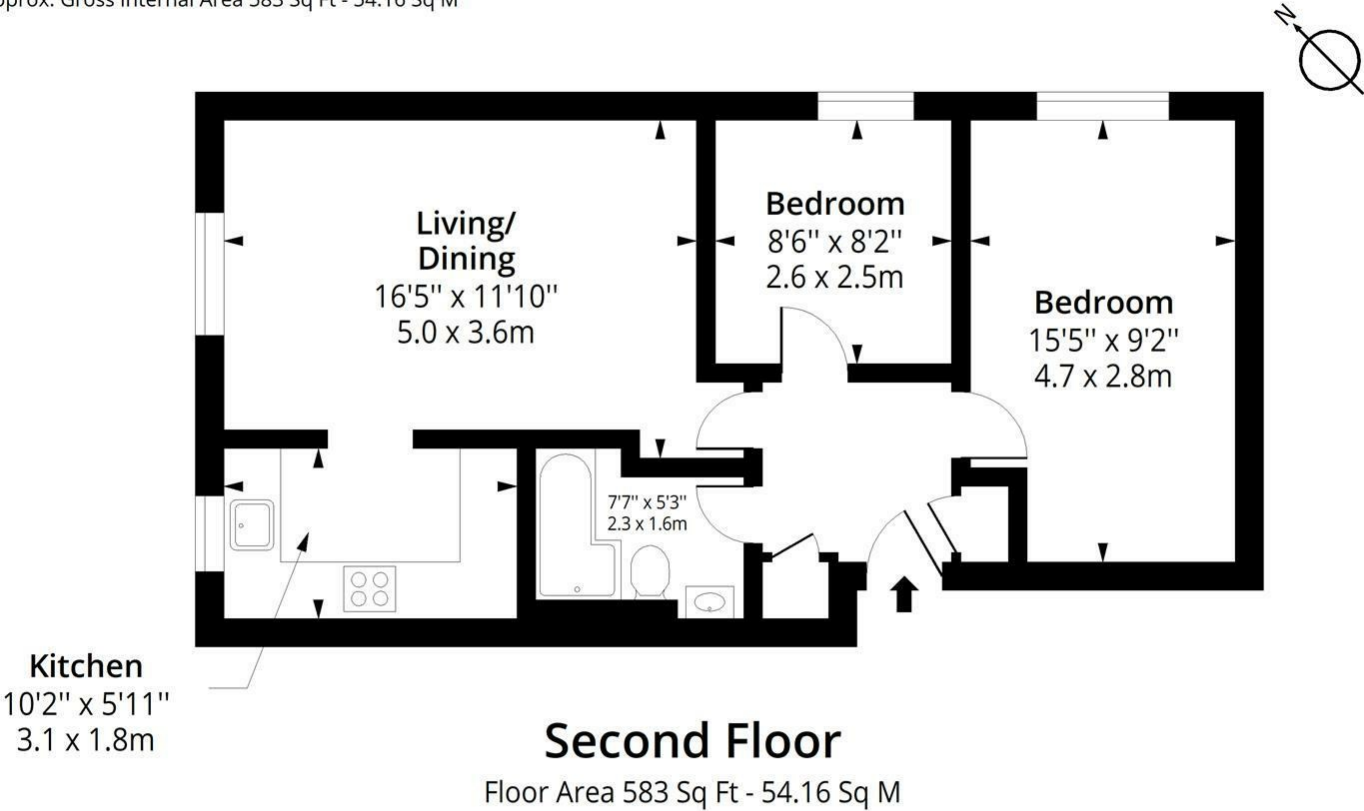
- BEAUTIFULLY REFURBISHED THROUGHOUT
- STUNNING PROPERTY
- NEXT TO STATION
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- AVAILABLE NOW
- NEW KITCHEN WITH BUILT IN APPLIANCES
- ALLOCATED PARKING SPACE
- UNFURNISHED BASIS



MILLERS
LETTINGS

Woodland Grove, CM16

Approx. Gross Internal Area 583 Sq Ft - 54.16 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 22/12/2025

Property Dimensions

SECOND FLOOR

Entrance Hall

Lounge	16'5" x 11'10" (5.00m x 3.61m)
Kitchen	10'2" x 5'11" (3.10m x 1.80m)
Bathroom	7'7" x 5'3" (2.31m x 1.60m)
Bedroom One	15'5" x 9'2" (4.7 x 2.8)
Bedroom Two	8'6" x 8'2" (2.6 x 2.5)

EXTERNAL AREA

Communal Gardens

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 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, with all 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	73	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.