



## Woodland Grove, Epping, CM16 4NG

\* TWO DOUBLE BEDROOMS \* SECOND FLOOR APARTMENT \* STUNNING CONDITION \* 300 METERS TO STATION \* BEAUTIFULLY REFURBISHED \* ALLOCATED PERMIT PARKING \* SECURE ENTRY SYSTEM \*

A contemporary & beautifully presented apartment that has been completely refurbished. Improvements include a fully fitted kitchen, a three-piece shower room, fitted uPVC windows and spotlighting. The apartment is located perfectly for the city commuter, being a stone's throw to Epping Station. The property benefits from allocated parking and additional spaces are available for visitors' parking.

The accommodation comprises a front door allowing access to the entrance hall with doors leading to the stunning living room and a fully fitted kitchen, offering a range of wall and base units and integrated appliances. There are two double bedrooms and the newly fitted shower room with a stunning three-piece suite, beautifully finished with white sanitary ware.

Woodland Grove is a purpose-built development of modern apartments which afford the residents many benefits. Including several communal gardens, many with lawn areas, shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in the block hallways, with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage.

The popular & historic market town of Epping is a charming & 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.

\* The property is AVAILABLE MARCH 2025 on an UNFURNISHED BASIS \* Please note, there is an additional charge of £30.00 P.C.M to cover the cost of the WATER UTILITY BILL.



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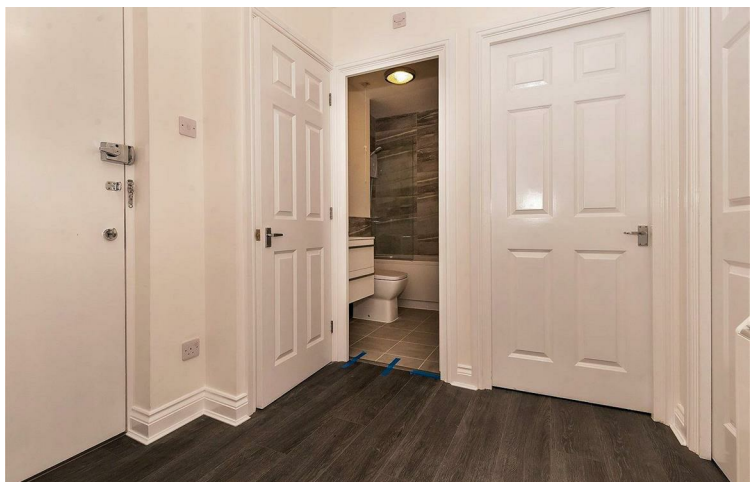
**£1,695 Per Calendar Month**

- REFURBISHED APARTMENT
- STUNNING CONDITION
- ALLOCATED PARKING

- TWO BEDROOM FLAT
- 300 METERS TO STATION
- UNFURNISHED PROPERTY

- WHITE SANITARY WARE
- CLOSE TO HIGH STREET
- AVAILABLE MARCH 2025

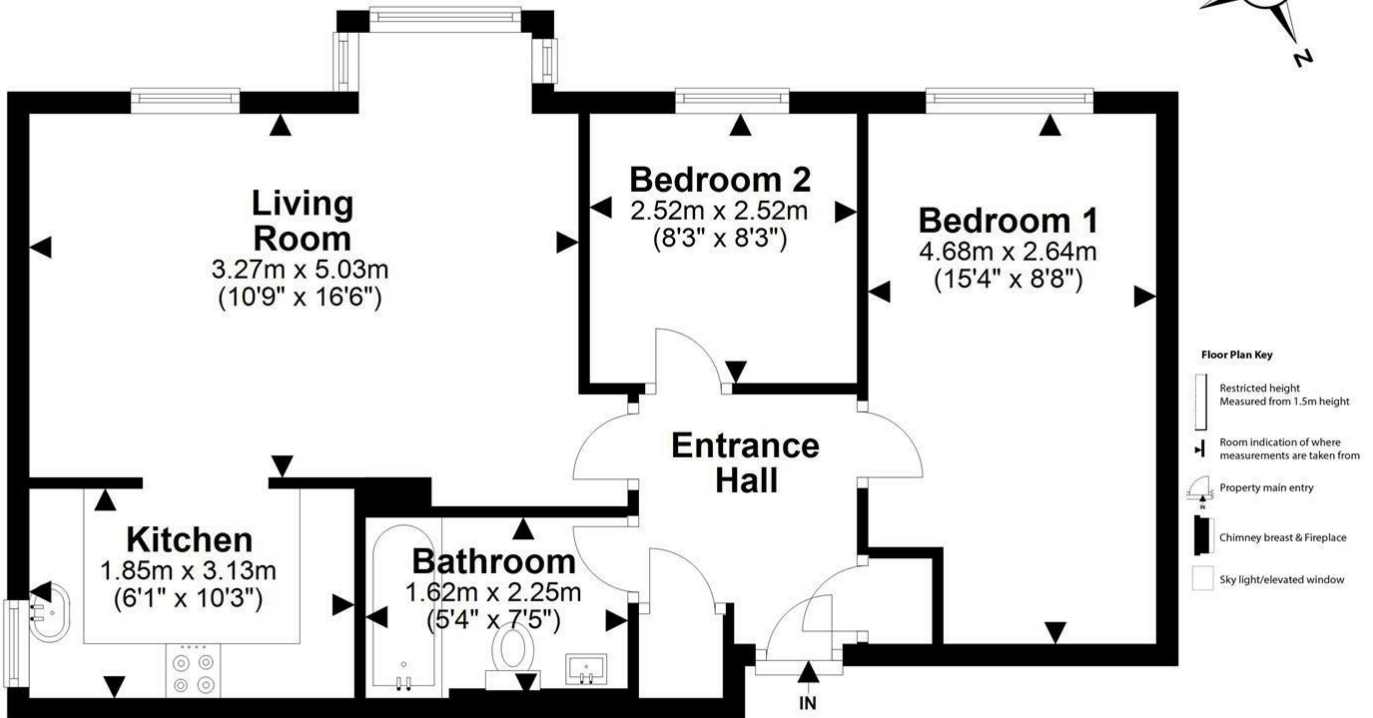
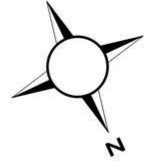




MILLERS  
LETTINGS

## First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 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

### Communal Entrance Hall

### Hallway

**Living Room** 16'6" x 10'9 (5.03m x 3.28m)

**Kitchen** 10'3"x 6'1 (3.12mx 1.85m)

**Bedroom One** 8'3" x 8'3 (2.51m x 2.51m)

**Bedroom Two** 15'4" x 8'8 (4.67m x 2.64m)

**Bathroom** 7'5" x 5'4 (2.26m x 1.63m )

### Outside Area

**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 27th March 2025 subject to terms conditions and references. (it could be sooner depending on the existing tenant).

**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. Plus £30 per month for water rates.





Directions

START: Millers Lettings 229 High Street, Epping CM16 4BP., 0.0 Head towards the Church on High St/B1393 toward Station Road. 0.2 At the roundabout, take the 1st exit onto Station Rd 0.4 Turn right onto Centre Dr 0.6. Turn left onto Woodland Grove. Destination will be on the right 0.6 ARRIVE: Woodland Grove, Epping, CM16 4NG. Total time: 2 mins 22s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	78
(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		

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