



## Woodland Grove, Epping, CM16 4NE

**\*\* NEW TO THE MARKET \*\* \*\* TWO BEDROOM TOP FLOOR FLAT WITH ALLOCATED PARKING \*\***

Located in the popular Woodland Grove development which is situated within a few minutes walk to the Central Line Station serving London and just a short walk to the High Street. The accommodation comprises a security entry phone system, entrance hall leading to a spacious living/dining room, kitchen with white goods, three-piece bathroom suite, double bedroom, economy-7 heating, communal gardens and allocated parking.

Woodland Grove is located within central Epping and affords many benefits for the residents enjoyment of this desirable development. These include a number of communal gardens many with lawn areas and shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in 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 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.

The property is OFFERED on an UNFURNISHED basis and will be AVAILABLE from the 15TH NOVEMBER 2022. There is an additional fixed monthly charge for water consumption: £20.00 P. C.M. Instead of separate billing via a water utility company.



**£1,250 PCM**

- TWO BEDROOM FLAT
- BATHROOM
- WALK TO TOWN
- LOUNGE/DINER
- OFF STREET PARKING
- UNFURNISHED
- FITTED KITCHEN
- WALK TO EPPING TUBE
- AVAILABLE 15TH NOVEMBER 2022



MILLERS  
LETTINGS

## Property Dimensions

**Communal Entrance**

**Living Area**

**Fitted Kitchen**

**Bathroom**

**Bedroom One**

**Bedroom Two**

**Communal Gardens**

**Off Street 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 30th October 2021 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. Plus £20 per month for water rates.

**COUNCIL TAX**: The council tax band is C



## Directions

Start: Millers Lettings High Street, Epping CM16 4BA, UK 0.0  
 Head northeast on High St/B1393 toward Crows Rd 0.2  
 At the roundabout, take the 2nd 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, UK  
 Section time: 2 mins 22 s, Total time: 2 mins 22 s



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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