



## Cedar Court, Epping, CM16 4HL

\* NEWLY REDECORATED \* PRIVATE DEVELOPMENT \* ONE BEDROOM & EN-SUITE SHOWER ROOM \* GROUND FLOOR APARTMENT \* WELL PRESENTED \* ALLOCATED PARKING \*

Millers Lettings are delighted to offer this newly decorated, bright and spacious one double bedroom ground floor apartment, ideally located adjacent to Epping Underground Station and within a short walk of Epping High Street.

The accommodation comprises a large lounge/dining room featuring an ornamental fireplace and double doors opening onto a private balcony, a modern fully fitted kitchen with built-in oven and hob, stack fridge freezer, washer/dryer and slimline dishwasher, a generous double bedroom with built-in wardrobes, a fully tiled bathroom with over-bath shower and heated towel rail, and a separate guest cloakroom.

This superb apartment is ideally suited to professionals seeking comfort, convenience and excellent transport links. Early viewing is highly recommended.

Residents of Cedar Court also enjoy access to attractive communal gardens, a covered allocated parking space, additional visitor parking, and a communal refuse area, all within this well-kept and peaceful development.

\* The property is AVAILABLE 17th January 2026 on a UNFURNISHED basis \*

Cedar Court is situated within a short walk of the High Street with its array of cafes, bars, restaurants and boutique shops. Parts of Epping Forest and arable farmland are accessible on foot and transport links are provided via Epping's Central Line Tube Station serving London, the M11 at Hastingwood and M25 at Waltham Abbey.



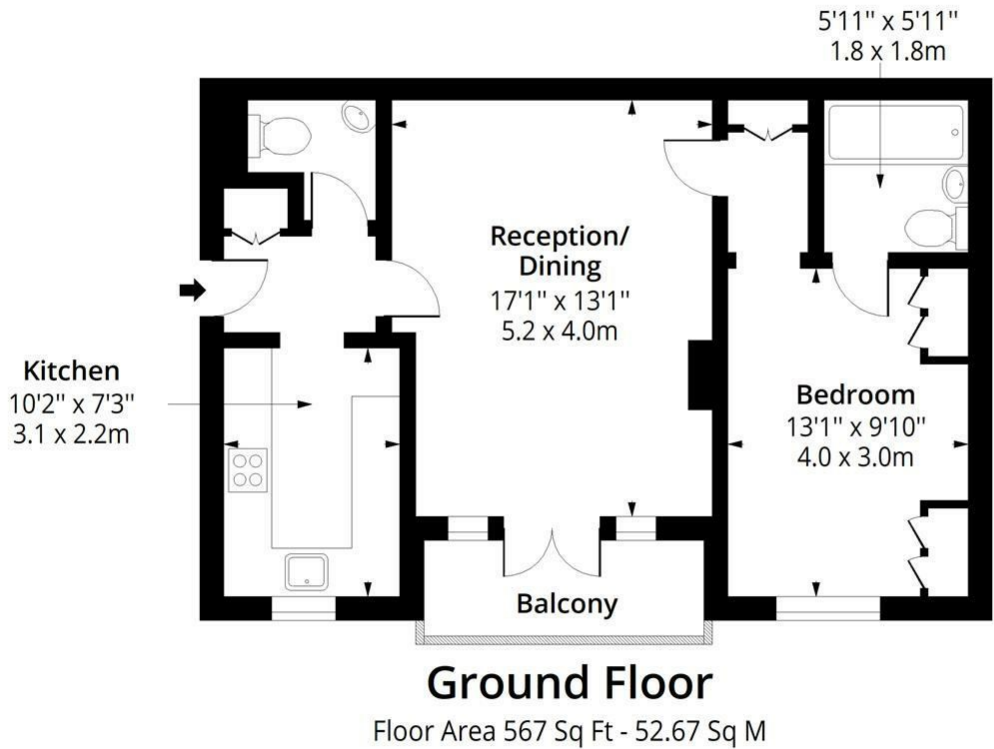
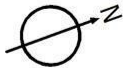
**£1,400 Per Calendar Month**

- GROUND FLOOR FLAT
- MODERN FITTED KITCHEN
- WALK TO HIGH STREET
- ALLOCATED PARKING
- DOUBLE BEDROOM
- UNFURNISHED BASIS
- CLOSE TO TUBE
- LARGE LIVING ROOM BALCONY
- AVAILABLE 17TH JANUARY





MILLERS  
LETTINGS



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: 8/1/2026

Property Dimensions

Communal Entrance		Private Gated Access to Station
Double Bedroom	12'9" x 9'9" (3.89 x 2.97)	TERM
Living/Dining Room	17'10" x 13'2" (5.44 x 4.01)	DATE
Fitted Kitchen	10'0" x 7'2" (3.05 x 2.18)	DEPOSIT
New En-Suite Bathroom		FURNITURE
Guest Cloakroom		
Balcony		
Allocated Parking		
Communal Gardens		

**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 17th January 2026 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 a UNFURNISHED basis but 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.

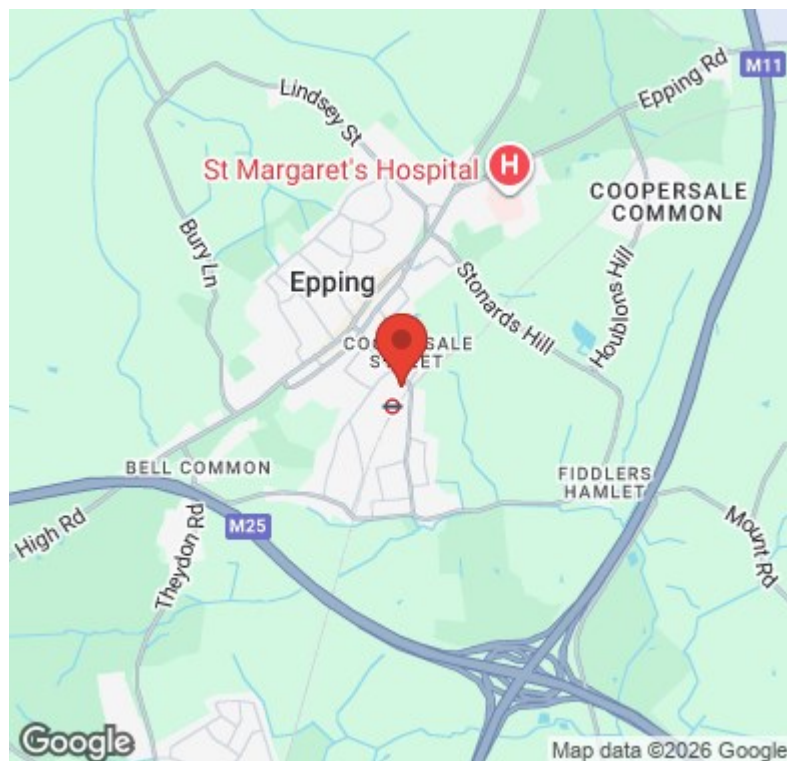
**COUNCIL TAX:** The council tax band is C





## Directions

Starting from our high street offices turning left towards the church. At the first mini roundabout turn right into Station Road. Continue down the hill. After the third turning on the right (Centre Drive) just before you get to Epping Station, you will find Cedar Court.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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