



Woodland Grove, Epping, CM16 4NF

* TWO BEDROOMS * GROUND FLOOR FLAT * NEW CARPET IN BEDROOMS * NEWLY PAINTED THROUGHOUT * SHORT WALK TO EPPING STATION * ALLOCATED PARKING SPACE *

Millers are pleased to offer this two bedroom ground floor flat which has just had new carpet laid to the bedrooms and has been newly painted throughout and presents wonderfully. The property is situated on the popular Woodland Grove development, ideal for commuters with the Central Line station serving the City and West End, just a short stroll away. The accommodation comprises of a communal entrance hall with a secure entry phone system. A front door providing access to the entrance hallway which boasts two storage cupboards, doors leading to a spacious living room, a fitted kitchen with white goods, a three-piece bathroom and two bedrooms where the main room offers built in wardrobes. Externally, the property offers allocated parking and access to the communal gardens of the development.

* The property is AVAILABLE 20th July 2024 on an UNFURNISHED BASIS *

Please note, there is an additional charge of £20.00 P.C.M to cover the cost of the WATER UTILITY BILL.

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.



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C

£1,400 Per Calendar Month

- GROUND FLOOR FLAT
- KITCHEN WITH APPLIANCES
- ALLOCATED PARKING

- TWO BEDROOMS
- BATHROOM
- UNFURNISHED BASIS

- LIVING ROOM
- ELECTRIC HEATING
- AVAILABLE 20TH JULY 2024



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Communal Entrance Hall

Front Door

Entrance Hallway 9'09 x 6'06 (2.97m x 1.98m)

Living Room

16'03 x 10'10 (12'10 into bay) (4.95m x 3.30m (3.91m into bay))

Kitchen 10'03 x 6'00 (3.12m x 1.83m)

Bedroom One 10'06 x 9'00 (3.20m x 2.74m)

Bedroom Two 8'03 x 7'03 (2.51m x 2.21m)

Bathroom

7'04 x 5'05 (2.24m x 1.65m)

EXTERNAL AREAS

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 20th July 2024 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 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. £20 Per Month for Water Rates.

COUNCIL TAX: The council tax band is C



Directions

Start: 229 High St, Epping CM16 4BP. Head south-west on High St/B1393 towards Cottis Ln. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Centre Dr. Turn left onto Woodland Grove. Destination will be at the end of the development. Arrive: Woodland Grove, Epping CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales <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 firms employment has the authority to make or give any representation or warranty in respect of the property.