MILLERS

ESTATE AGENTS



Cedar Court, Epping, CM16 4HL

Asking Price £270,000

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GROUND FLOOR APARTMENT	PURPOSE BUILT DEVELOPMENT
RECENTLY DECORATED	LOUNGE DINER WITH BALCONY
MASTER BEDROOM & EN-SUITE	ALLOCATED PARKING SPACE
APPROX. 613 SQ FT FLOOR AREA	SHORT WALK TO HIGH STREET
NO ONWARD CHAIN	



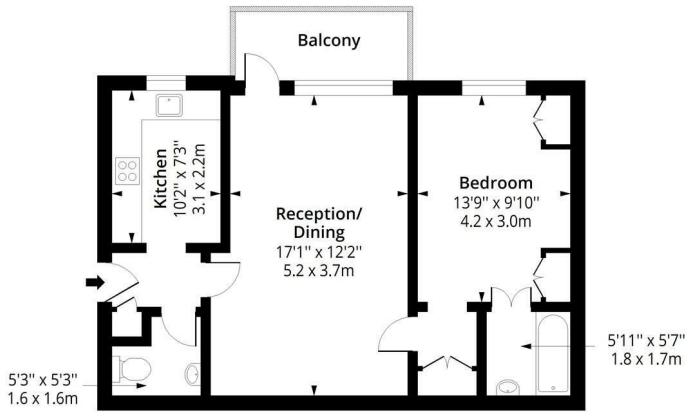






Cedar Court CM16

Approx. Gross Internal Area 613 Sq Ft - 56.95 Sq M
Approx. Gross Balcony Area 53 Sq Ft - 4.92 Sq M



Ground Floor

Floor Area 613 Sq Ft - 56.95 Sq M

Certified Property Measurer

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: 9/11/2026

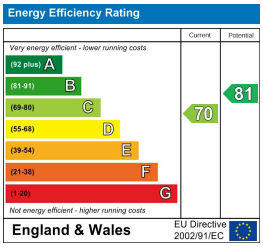
* GROUND FLOOR APARTMENT * SPACIOUS LOUNGE DINER WITH BALCONY * ALLOCATED PARKING * SHARE OF FREEHOLD * CHAIN FREE * 150 METERS TO STATION * WALK TO EPPING HIGH STREET *

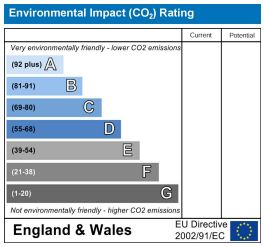
Nestled in the desirable Cedar Court, Epping, this splendid ground floor purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 613 square feet, the property features one spacious reception room, one double bedroom, and a well-appointed bathroom, making it an ideal choice for individuals or couples seeking a modern living space.

Upon entering, you are greeted by a welcoming communal entrance hallway that leads to your private front door. The entrance hallway includes a separate cloakroom with a WC, enhancing the practicality of the layout. The fitted kitchen is designed for functionality, while the superb lounge/diner is a highlight of the home, boasting patio doors that open onto a charming private balcony—perfect for enjoying a morning coffee or evening relaxation.

The double bedroom is generously sized and benefits from several built-in wardrobes, providing ample storage space. An elegant archway leads to the en-suite bathroom, adding a touch of luxury to your daily routine.

Outside, residents can enjoy well-maintained communal gardens, creating a pleasant environment for relaxation. The property also includes allocated parking within a carport, ensuring convenience for those with vehicles. With a long lease and being offered chain-free, this flat presents an excellent opportunity for prospective buyers. Location is key, and this property does not disappoint. Just a stone's throw from Epping Central Line Station, commuting to London is a breeze. Additionally, the vibrant High Street is only a short walk away, offering a variety of shops, cafes, and amenities.





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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