



**Addison Court, Epping**  
**Asking Price £350,000**



**MILLERS**  
ESTATE AGENTS

\* NO ONWARD CHAIN \* TWO BEDROOMS \* LOUNGE/DINER \* BATHROOM WITH WC \* \* GROUND FLOOR \* COMMUNAL GARDENS \* TWO ALLOCATED PARKING SPACES \*

Nestled in the desirable location of Addison Court, Epping, this charming ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this purpose-built property is ideal for first-time buyers, small families, or those looking to downsize.

One of the standout features of this flat is its enviable position, just a short stroll from the vibrant Epping High Street, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, Epping Station is within easy walking distance, providing excellent transport links to London and beyond, making it a fantastic choice for commuters.

The property comes with the added benefit of no onward chain, allowing for a smooth and hassle-free purchase. Furthermore, it includes two allocated parking spaces, a rare find in such a central location, ensuring that you will never have to worry about parking.

This flat presents an excellent opportunity to secure a lovely home in a sought-after area. With its prime location and practical features, it is sure to attract considerable interest. Do not miss your chance to view this delightful property.





**Entrance Hall**

**Bathroom**

7'10 max x 5'0 (2.39m max x 1.52m)

**Living Room**

12'1" x 16'8" (3.68m x 5.08m)

**Kitchen**

7'10" x 9'6" (2.40m x 2.89m)

**Bedroom 1**

8'8" x 12'4" (2.63m x 3.76m)

**Bedroom 2**

7'3" x 8'8" (2.21m x 2.64m)

**EXTERIOR**

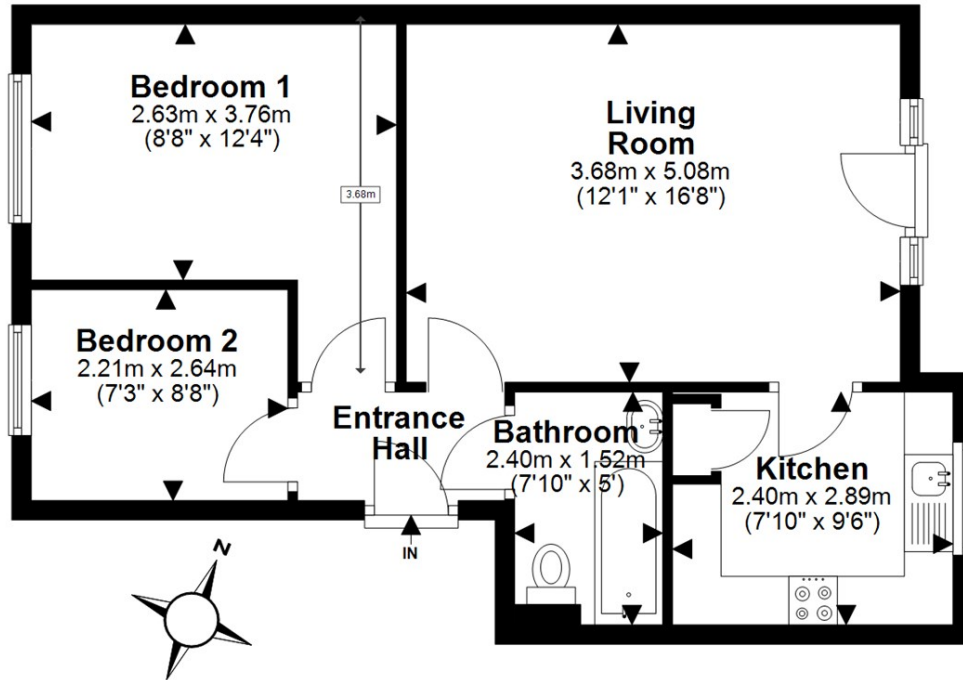
**Communal Gardens**

**Two Allocated Parking Spaces**



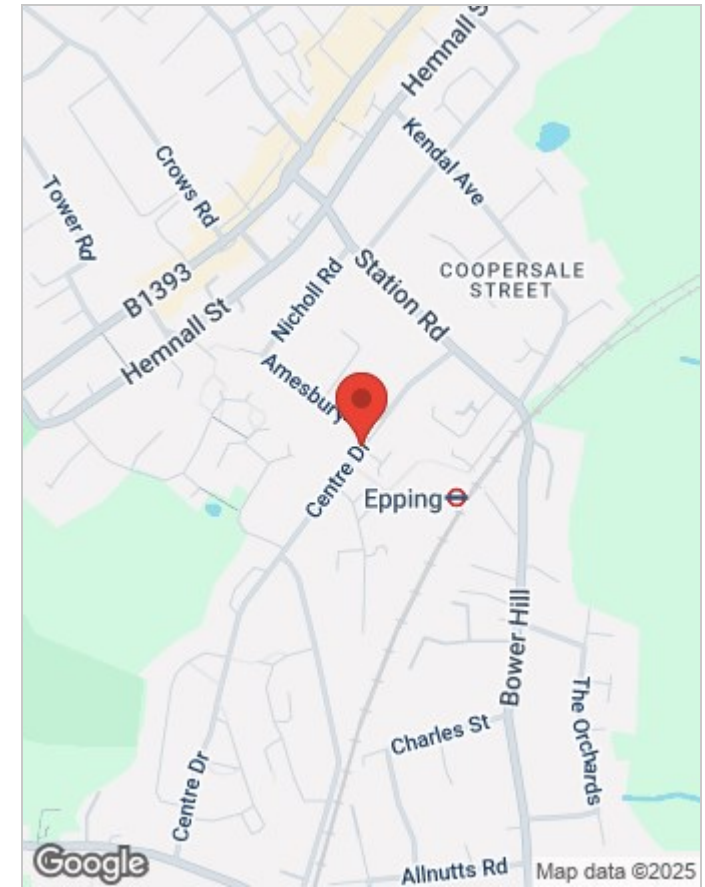
## Ground Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.3 sq. feet)

Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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