



The Old Court House, Star Lane, Epping
Price Range £525,000 - £550,000



MILLERS
ESTATE AGENTS

*PRICE RANGE £525,000 TO £550,000 * LUXURY APARTMENT * ELEVATOR SERVICE * STUNNING OPEN PLAN LIVING SPACE * GATED PARKING * MASTER BEDROOM WITH ENSUITE * CENTRAL EPPING HIGH STREET LOCATION * SHORT WALK TO STATION *

Nestled in the heart of Epping, The Old Court House presents a remarkable opportunity to acquire a nearly new, purpose-built flat that seamlessly blends contemporary living with historical charm. Spanning an impressive 993 square feet, this stunning apartment boasts an open plan living area that is both spacious and inviting.

Upon entering, you are greeted by a communal entrance hallway equipped with a security entry phone system, ensuring peace of mind. A private front door leads you into an elegant entrance hallway, which also serves as a versatile study area. The heart of the home is the expansive open plan living space, featuring a fully fitted kitchen that flows effortlessly into the dining and lounge areas. Large windows flood the space with natural light, while patio doors open onto a delightful outdoor terrace, complete with heating—ideal for entertaining guests or enjoying a quiet evening outdoors.

The accommodation includes two generously sized double bedrooms, with the master bedroom benefiting from a stylish ensuite shower room adorned with contemporary tiles. A further double bedroom and a well-appointed family bathroom complete the living quarters, providing ample space for relaxation and comfort.

Additional features of this exceptional property include secure gated allocated parking and an electric charging point, catering to modern living needs. With its prime location on the High Street, residents will enjoy easy access to local amenities, making this flat a perfect choice for those seeking a blend of convenience and luxury in Epping.

Hemmall Street is located within a short walk of the High Street with a range of shops, bars, cafes and restaurants, along with Epping Station. Also a short walk from Stonards Hill recreation ground.





Secure Entrance

Communal Lobby Area

Elevator & Stairs

Private Front Door

Entrance Hall

Study Area

6'6" x 2'1" (1.98m x 0.64m)



Lounge Dining Room

13'4" x 17'2" (4.07m x 5.23m)

Kitchen

10'10" x 8'10" (3.29m x 2.69m)

Bedroom One

11'7" x 12'0" (3.54m x 3.66m)

En-suite Shower Room

7'8 x 4'5 (2.34m x 1.35m)

Bedroom Two

12'8" x 8'5" (3.85m x 2.57m)

Bathroom

6'10 x 6'2 (2.08m x 1.88m)

Terrace Balcony

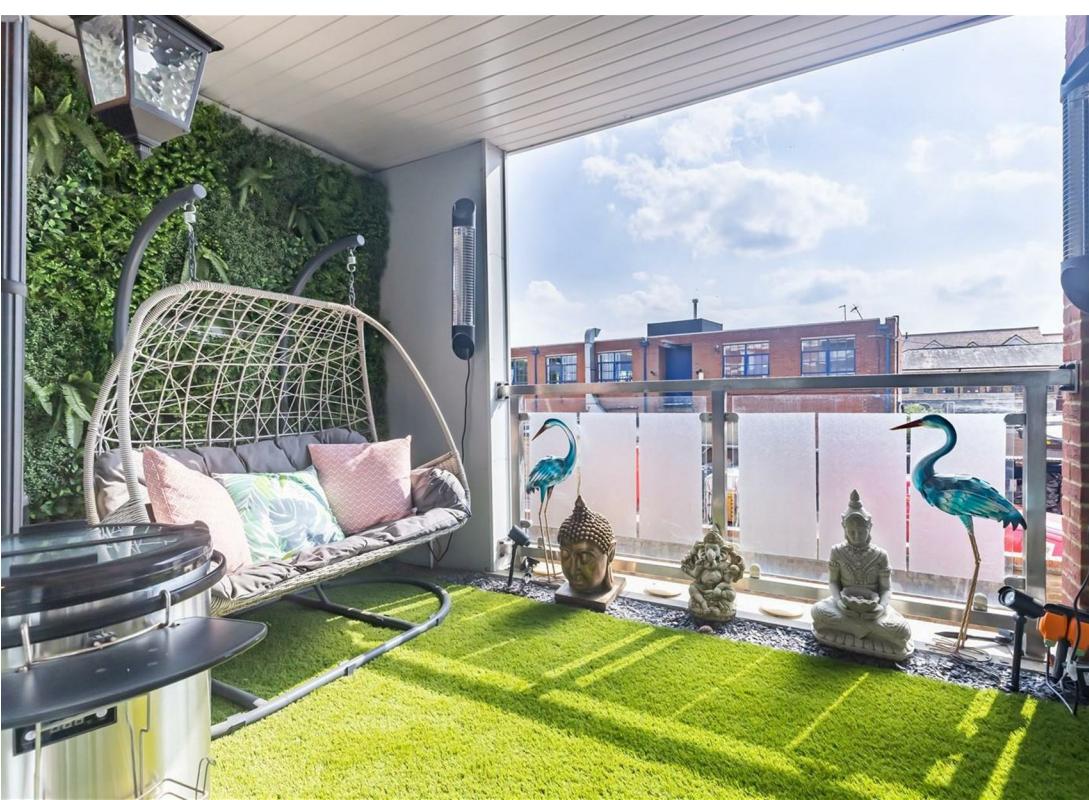
11'8" x 7'9" (3.56m x 2.36m)

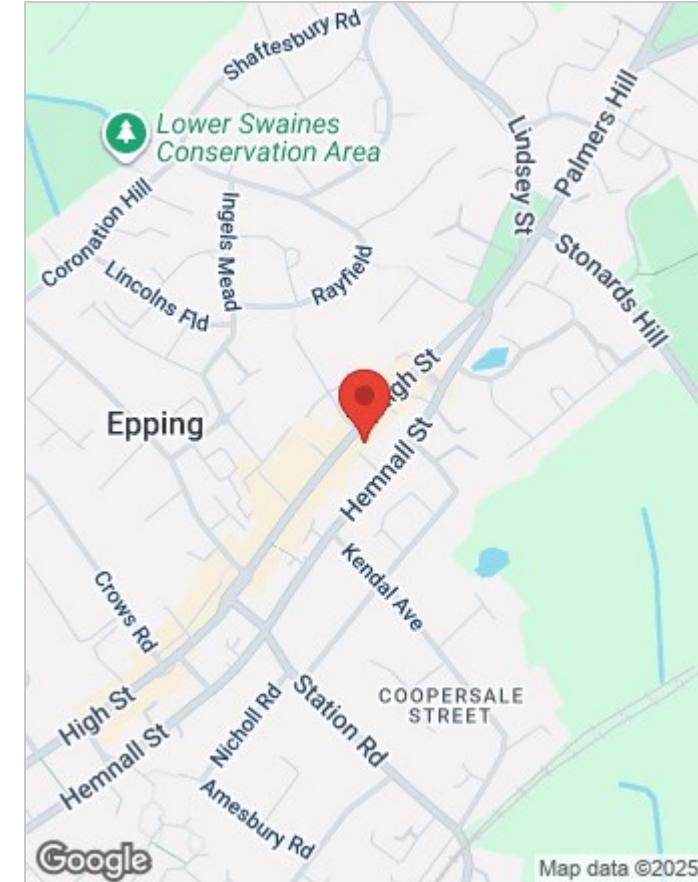
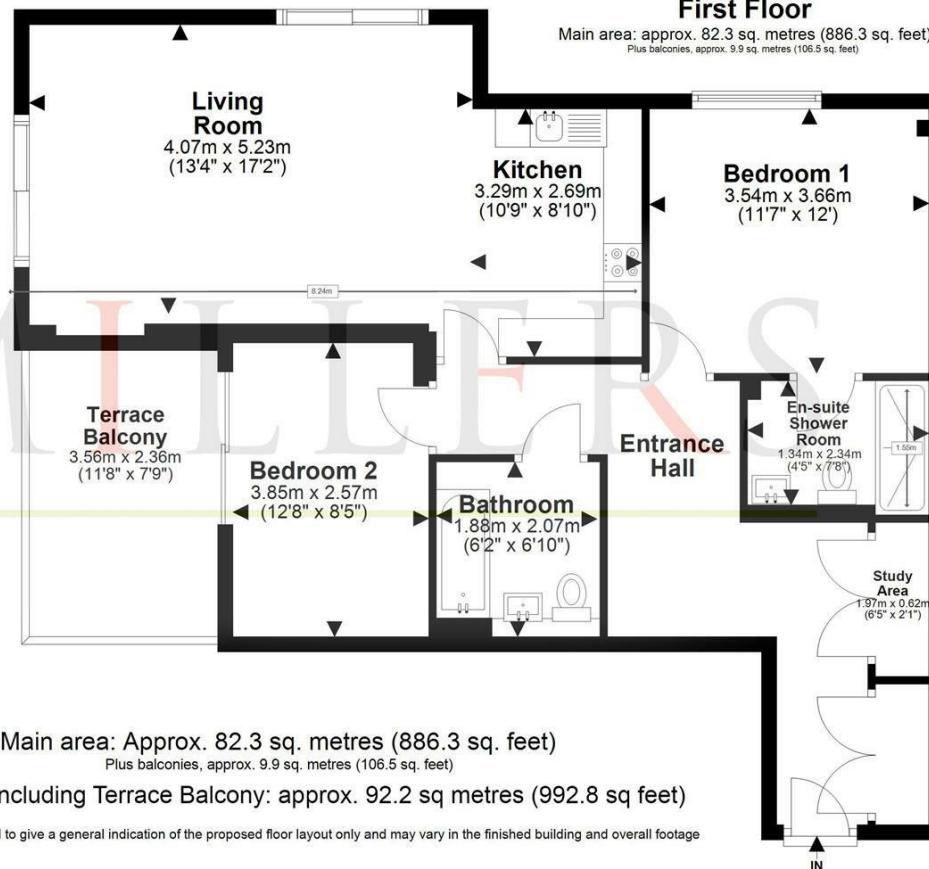
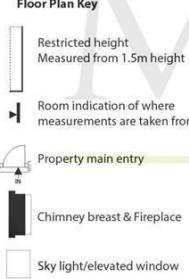
COMMUNAL AREAS

Secure Cycle Store

Electric Gated Parking

Electric Charging Point





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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.

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.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk