



**Archer Close, Coopersale**

**O.I.E.O £330,000 - £350,000**

 **2**  **1**  **1**  **B**

**MILLERS**  
ESTATE AGENTS

**\* MODERN GROUND FLOOR FLAT \* TWO BEDROOMS \* MODERN BATHROOM \* DOUBLE GLAZED \* ALLOCATED PARKING FOR 2 CARS \* GAS CENTRAL HEATING \* ACCESSIBLE TO EPPING STATION AND HIGH STREET \* IMMACULATE CONDITION THROUGHOUT \***

Nestled in the charming Coopersale Village, this nearly new ground floor flat on Archer Close offers a delightful living experience. With two well-proportioned bedrooms, this modern property is perfect for individuals or small families seeking comfort and convenience.

The flat features a spacious reception room, ideal for relaxation or entertaining guests. The contemporary design and beautiful condition of the property ensure a welcoming atmosphere, making it easy to feel at home. The well-appointed bathroom adds to the practicality of the flat, catering to all your daily needs.

One of the standout features of this property is the allocated parking for two cars, providing ease and security for your vehicle. Living in Coopersale Village means you can enjoy a peaceful environment while still being within reach of local amenities and transport links.

This flat is an excellent opportunity for those looking to embrace modern living in a picturesque setting. Whether you are a first-time buyer or seeking a rental property, this two-bedroom flat is sure to impress. Don't miss the chance to make this beautiful home your own.





**Communal Entrance Hallway**

**Entrance Hall**

**Kitchen/ Living Room**

27'5" x 11'8" (8.35m x 3.56m)

**Bedroom 1**

8'11" x 13'9" (2.73m x 4.19m)

**Bedroom 2**

12'2" x 10'3" (3.72m x 3.13m)

**Bathroom**

7'6 max x 7'10 (2.29m max x 2.39m)

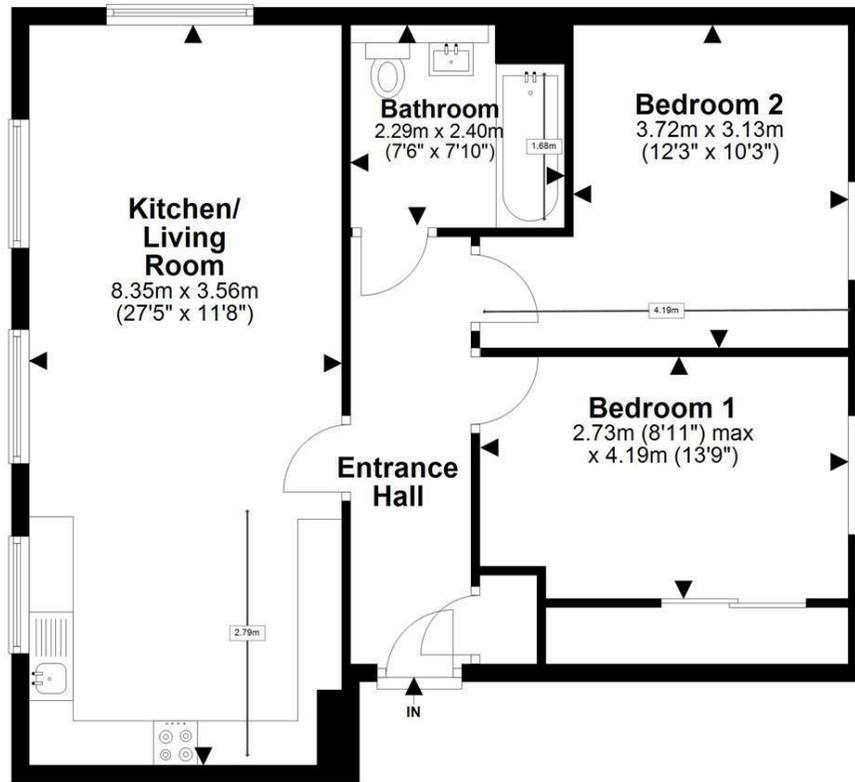
**EXTERIOR**

**Allocated Parking**



## Ground Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



### Floor Plan Key

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 71.2 sq. metres (766.6 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.

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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