



Hemnall Mews, Hemnall Street, Epping

Guide Price £350,000



MILLERS
ESTATE AGENTS

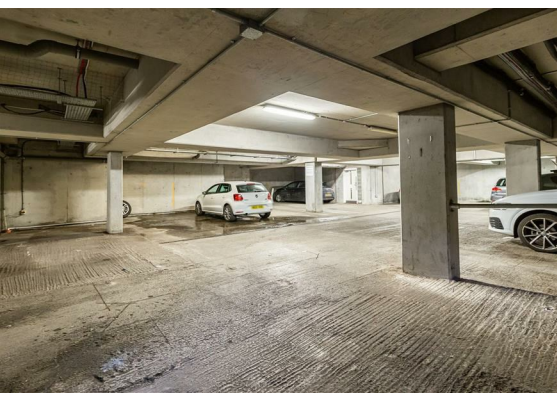
* FIRST FLOOR APARTMENT * TWO BEDROOMS * BASEMENT PARKING SPACE * SHORT WALK TO HIGH STREET * IDEAL FIRST PURCHASE * NEWLY FITTED HEATING SYSTEM * ELEVATOR SERVICE *

Millers is pleased to present this beautifully appointed two-bedroom first-floor apartment with basement parking. This modern, purpose-built development is located just off Hemnall Street, conveniently close to both Epping High Street and the Central Line Station. The property features a secure entry phone system, a communal entrance hallway with stairs to all floors, and an elevator service that provides access to the secure underground parking.

Upon entering the apartment, you are welcomed by a spacious entrance hallway that leads to a double bedroom and a family bathroom equipped with a three-piece suite. The master bedroom includes a walk-in wardrobe for added convenience. The stunning open-plan kitchen and living room boast a fully fitted kitchen with built-in appliances. Additional features of the apartment include newly fitted, wall mounted electric heaters, double-glazed windows throughout and underground basement parking for one vehicle.

Epping Town offers a vibrant High Street filled with numerous bars, cafes, restaurants, and boutique shops. There is a sports center and gym located on Hemnall Street, a golf club at Flux's Lane, and access to Epping Forest for biking, walking, or horse riding. Epping also has a Tube Station on the Central Line, providing direct service to London, along with excellent transport links to the M25 at Waltham Abbey and the M11 at Hastingwood.





GROUND FLOOR

Communal Entrance

Elevator to First Floor

FIRST FLOOR

Entrance Hall

Bedroom Two

9'08" x 8'06" (2.95m x 2.59m)

Shower Room

8'08 x 5'02 (2.64m x 1.57m)

Bedroom One

9'10 x 9'09 (3.00m x 2.97m)

Walk-in Wardrobe

5'06 x 4'04 (1.68m x 1.32m)

Living Room

13'09" x 11'04" (4.19m x 3.45m)

Kitchen

8'10" x 7'08" (2.69m x 2.34m)

EXTERNAL AREA

Underground Parking



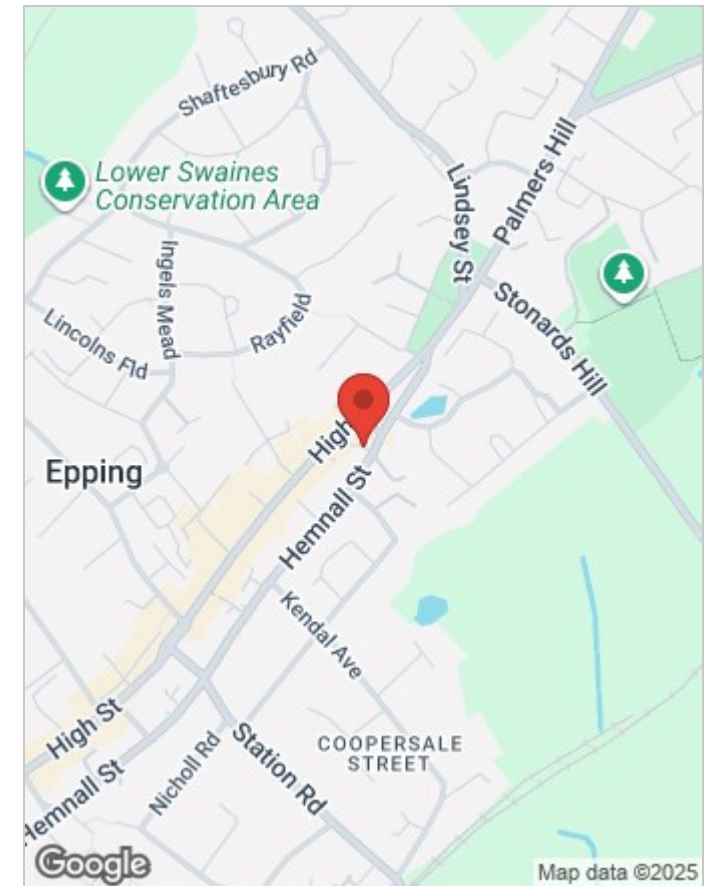
Total area: approx. 57.6 sq. metres (619.9 sq. feet)

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

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.



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