



Crows Road, Epping
O.I.E.O £500,000



MILLERS
ESTATE AGENTS

* SPACIOUS PENTHOUSE APARTMENT * THREE BEDROOMS * IMMACULATE THROUGHOUT * TWO ALLOCATED PARKING SPACES * SHORT WALK TO HIGH STREET * LONG LEASE TERM *

Nestled on the prestigious Crows Road in Epping, this impressive penthouse apartment offers a blend of modern living and convenience. Spanning an expansive 1,186.6 square feet, the property is just a few minutes' walk from the vibrant High Street, making it an ideal location for those who appreciate both tranquillity and accessibility.

Upon entering, you are greeted by a welcoming hallway that provides ample storage. The superb lounge/diner is a highlight of the home, featuring stylish fitted cupboards and shelving that enhance the space. The modern integrated kitchen is a chef's delight, boasting granite work surfaces and Bosch appliances, complemented by a delightful breakfast area perfect for casual dining.

The master bedroom is a true retreat, complete with fitted wardrobes, built-in storage, and generous eaves storage. It also benefits from a spacious en suite bathroom, ensuring privacy and comfort. Additionally, there is a further double bedroom with built-in wardrobes, and a versatile single bedroom that can serve as a study. A well-appointed family bathroom caters to the needs of the household.

Outside, the property offers secure gated parking with two allocated spaces, along with a garden area for relaxation. There is also a large secure storage facility and additional visitors' parking available at the front of the building. With a long lease of 103 years remaining, this penthouse apartment presents an excellent opportunity for both buyers and renters alike.

In summary, this property combines modern amenities with a fantastic location, making it a perfect choice for those seeking a stylish and convenient lifestyle in Epping.





Communal Entrance Hall

Entrance Hall

Kitchen/Dining Room

12'9" x 11'5" (3.88m x 3.48m)

Living Room

20'10" x 16'3" (6.34m x 4.95m)

Bedroom One

13'7" x 14'7" (4.14m x 4.44m)

En-suite Bathroom

10'5 x 6' (3.18m x 1.83m)

Cupboard

5'11 x 3'6 (1.80m x 1.07m)

Bedroom Two

13'4" x 10'11" (4.06m x 3.33m)

Bedroom Three

5'9" x 8'6" (1.74m x 2.59m)

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

Storage Cupboard

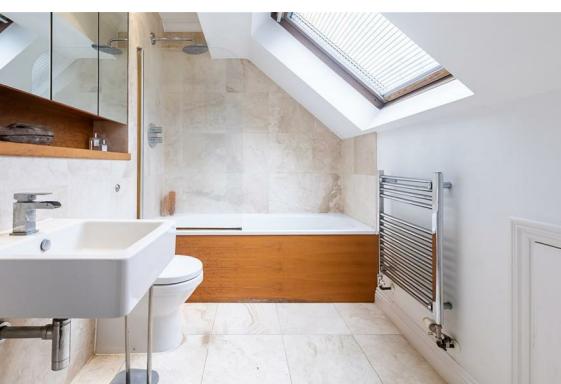
Wrap around Eaves storage Cupboards

EXTERIOR

Communal Gardens

Two Allocated Car Park Spaces

Visitors Parking



Second Floor
Main area: approx. 110.4 sq. metres (1188.6 sq. feet)
Plus cupboards, approx. 1.9 sq. metres (20.6 sq. feet)
Plus storage, approx. 1.2 sq. metres (12.0 sq. feet)
Plus eaves, approx. 26.3 sq. metres (283.4 sq. feet)

Floor Plan Key

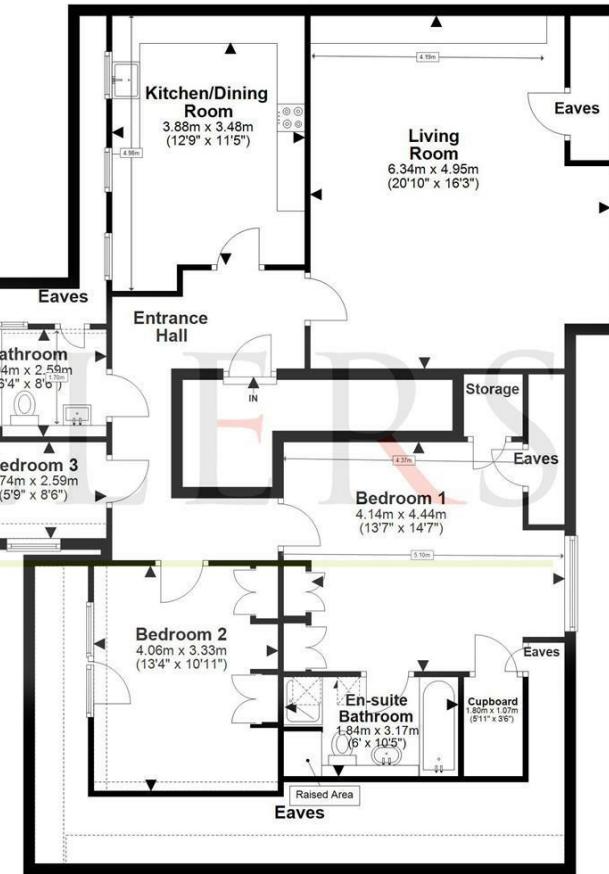
- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Main area : approx. 110.4 sq metres (1188.6 sq feet)
Plus cupboards, approx. 1.9 sq. metres (20.6 sq. feet)
Plus storage, approx. 1.2 sq. metres (12.0 sq. feet)
Plus eaves, approx. 26.3 sq. metres (283.4 sq. feet)

Total area including Cupboard & Storage: approx.
113.5 sq metres (1222.1 sq feet)

Total area including Storage,Cupboard and Eaves:
approx. 139.8 sq metres (1505.5 sq feet)

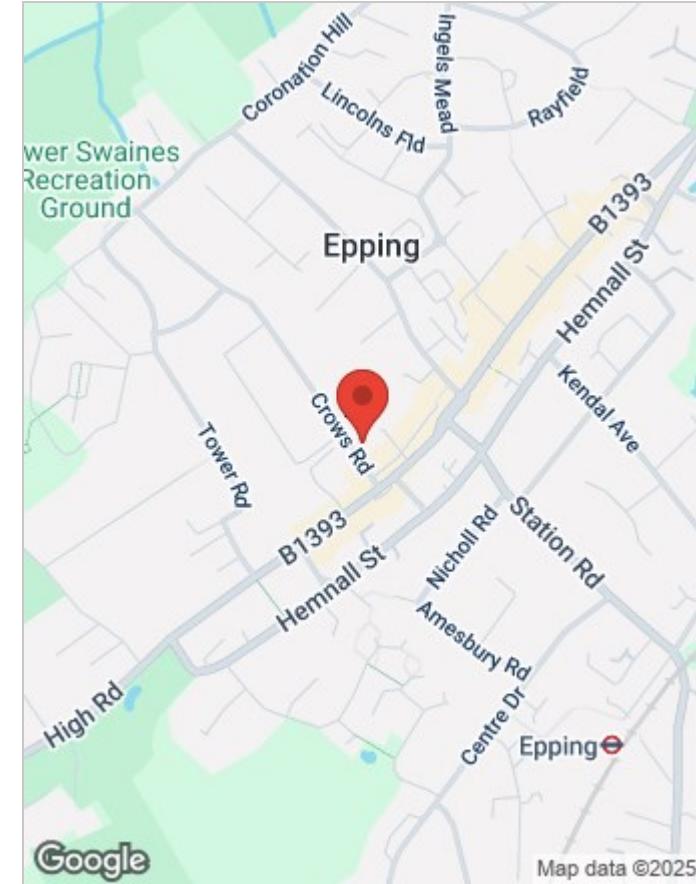
Our floor plans are intended to give a general indication of the proposed floor
layout only and may vary in the finished building and overall footprint



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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

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