



Crows Road, Epping
O.I.E.O £500,000

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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

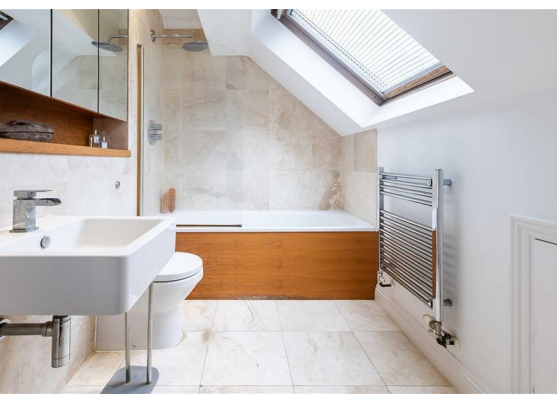
Wrap around Eaves storage Cupboards

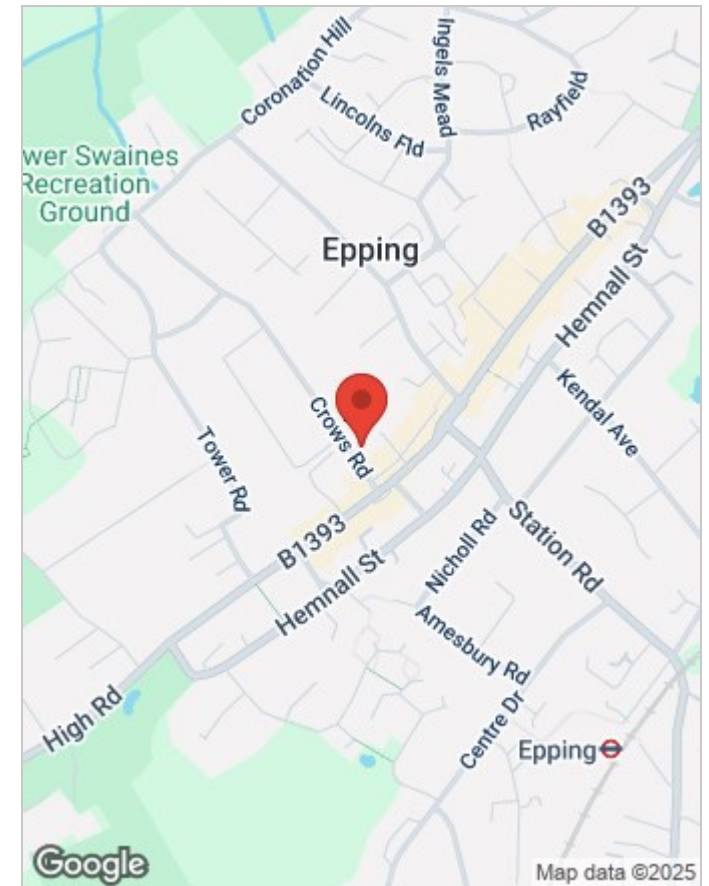
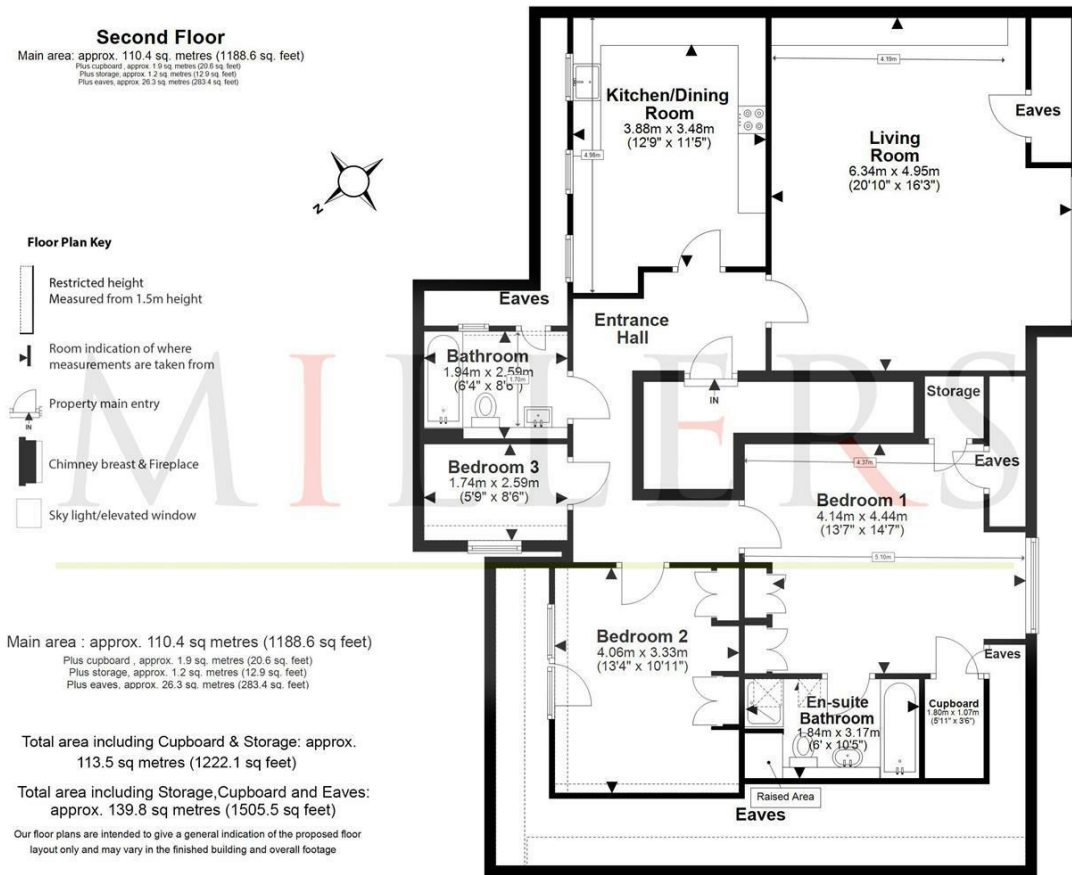
EXTERIOR

Communal Gardens

Two Allocated Car Park Spaces

Visitors Parking





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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

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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