



**Addison Court, Epping**

**Price Range £325,000**

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**MILLERS**  
ESTATE AGENTS

PRICE RANGE £325,000 - £350,000  
\* NO ONWARD CHAIN \* TWO  
BEDROOMS \* LOUNGE DINER \*  
BATHROOM WITH WC \* GROUND  
FLOOR \* COMMUNAL GARDENS \* TWO  
ALLOCATED PARKING SPACES \* 200  
METERS TO STATION \*

Nestled in the desirable location of Addison Court, Epping, this charming ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this purpose-built property is ideal for first-time buyers, small families, or those looking to downsize.

One of the standout features of this flat is its enviable position, just a short stroll from the vibrant Epping High Street, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, Epping Station is within easy walking distance, providing excellent transport links to London and beyond, making it a fantastic choice for commuters.

The property comes with the added benefit of no onward chain, allowing for a smooth and hassle-free purchase. Furthermore, it includes two allocated parking spaces, a rare find in such a central location, ensuring that you will never have to worry about parking.

This flat presents an excellent opportunity to secure a lovely home in a sought-after area. With its prime location and practical features, it is sure to attract considerable interest. Do not miss your chance to view this delightful property.





## GROUND FLOOR

### Entrance Hall

### Bathroom

7'10 max x 5'0 (2.39m max x 1.52m)

### Living Room

12'1" x 16'8" (3.68m x 5.08m)

### Kitchen

7'10" x 9'6" (2.40m x 2.89m)

### Bedroom One

8'8" x 12'4" (2.63m x 3.76m)

### Bedroom Two

7'3" x 8'8" (2.21m x 2.64m)

## EXTERIOR

### Communal Gardens

Two Allocated Parking Spaces



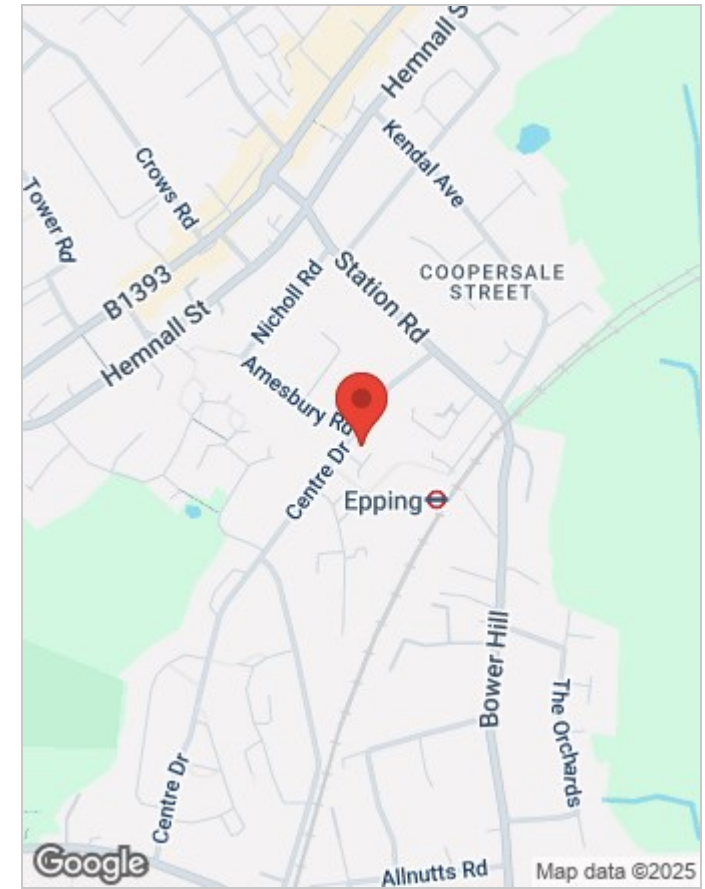
## Ground Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.3 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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