



The Plain, Epping
Asking Price £340,000



MILLERS
ESTATE AGENTS

* GARAGE EN-BLOC * STUNNING
CONDITION * TWO BEDROOMS *
SECOND FLOOR *
* MODERN KITCHEN * COMMUNAL
GARDENS * ACCESSIBLE TO EPPING
HIGH STREET *

Millers are pleased to offer for sale
this beautiful presented top floor
apartment situated on the edge of
Epping Town adjacent parts of
Epping Forest. This scenic location is
ideal for outdoor recreation
although is within a short walk of
Epping High Street with its range of
shops, cafes, bars, restaurants and
the central Line Station serving
London.

The accommodation offers
communal halls and stairs leading to
the second floor. There is an inner
hallway leading to a lounge and
dining room, a fully fitted kitchen
including built in oven, hob and fan.
integrated dish washer. There are
two double bedrooms and fully tiled
bathroom including a white three-
piece suite. The external area
comprises communal gardens, a
residents car park and a single garage
located En-bloc.

This is a great opportunity for a first
time buyer or a landlord. An internal
viewing is essential.





Communal Entrance

Second Floor

Entrance Hall

Living Room

12'3" x 18'0" (3.73m x 5.49m)

Kitchen

8'11" x 8'7" (2.72m x 2.61m)

Bedroom 1

9'7" x 13'11" (2.92m x 4.23m)

Bedroom 2

7'5" x 10'2" (2.27m x 3.10m)

Bathroom

8'9" x 5'5" (2.67m x 1.65m)

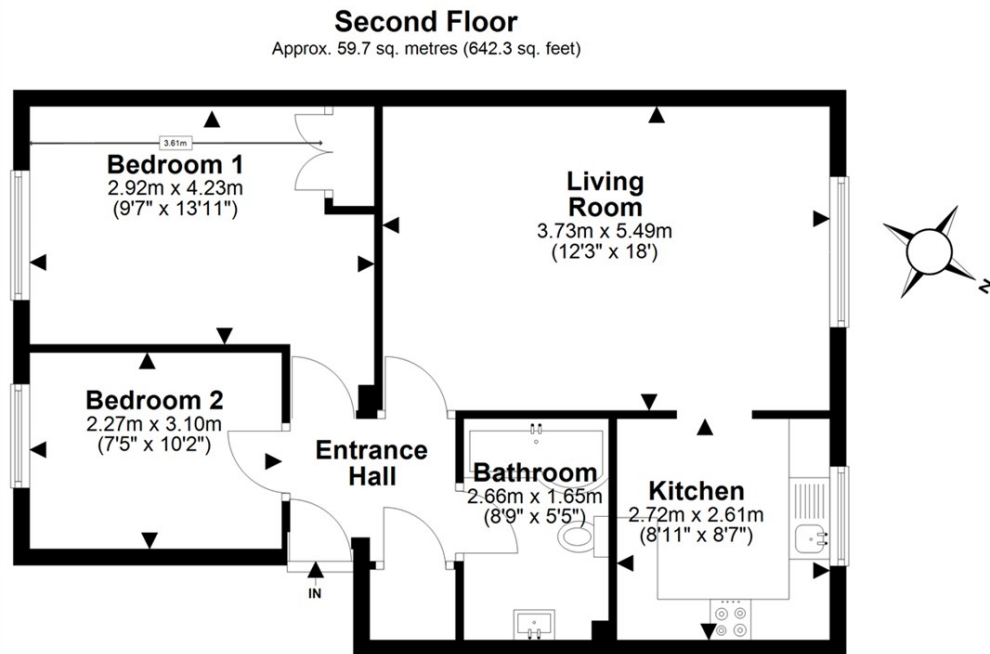
EXTERIOR

Communal Gardens

Garage En-bloc

16'3" x 7'3" (4.95m x 2.21m)





Total area: approx. 59.7 sq. metres (642.3 sq. feet)

Plan produced using PlanUp.

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.



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	