



Stewart Court, Epping, CM16 4FJ
Asking Price £330,000- £375,000



MILLERS
ESTATE AGENTS

* GROUND FLOOR * RETIREMENT FLAT
* MODERN DEVELOPMENT * PRIVATE
ACCESS TO GARDENS * UNDER FLOOR
HEATING * NO ONWARD CHAIN *

We are pleased to offer this delightful development of retirement apartments (catering for the over 55's) built by McCarthy & Stone. The property is ideally situated on the High Street; opposite Bell Common and within a short walk of the shops, cafes and restaurants. The development offers a tailored retirement service which includes the use of a social lounge which has a kitchen area, a separate laundry room and a guest suite offered to relatives and friends (subject to conditions)

The property itself is situated on the ground floor and enjoys its own direct access to the beautifully maintained communal gardens. The accommodation comprises of an entrance hall with spacious storage cupboard, living and dining room, fitted kitchen, shower room and fitted bedroom. There is electric underfloor heating.

The annual charges includes the house managers services, Careline response system and guest suite offered to relatives and friends (subject to conditions).

AN INTERNAL VIEWING IS
RECOMMENDED TO FULLY APPRECIATE
THE APARTMENT & ITS MANY
FEATURES.





GROUND FLOOR

Entrance Hall

Storage

Shower Room

6'9 max x 5'6 (2.06m max x 1.68m)

Bedroom One

13'5" x 9'0" (4.10m x 2.75m)

Living Dining Room

23'0 max x 10'10 (7.01m max x 3.30m)

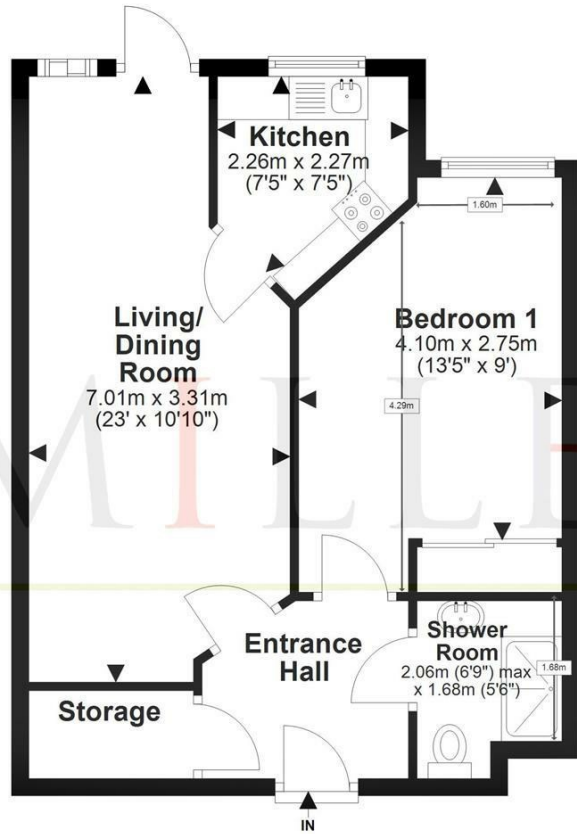
Kitchen max

7'5" x 7'5" (2.26m x 2.26m)

EXTERNAL AREA

Communal Gardens

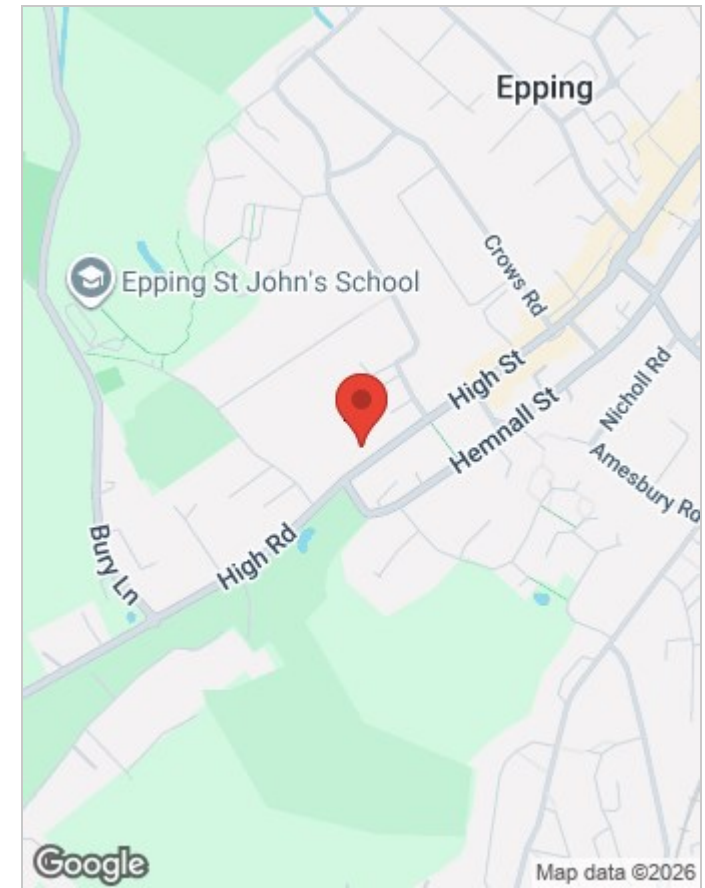




Ground Floor
Approx. 47.7 sq. metres (513.3 sq. feet)

Total area: approx. 47.7 sq. metres (513.3 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 ₂) Rating	
	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	83 85	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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