



## Spriggs Court, Epping, CM16 6SD

\* TOP FLOOR CHARACTER APARTMENT \* MINUTES WALK TO STATION \* CHARACTER APARTMENT \* RARE TO MARKET \* TWO DOUBLE BEDROOMS \* CENTRAL EPPING LOCATION \* NO ONWARD CHAIN \* SHARE OF FREEHOLD \*

We are delighted to offer this attractive two bedroom apartment located in a desirable and popular block; being opposite the town green. The spacious property measure approx. 741.4sq ft of accommodation, ample parking and is positioned with a short walk to the High Street and Epping station which serves London via the central line underground station.

A secure entry phone service to the communal front door allows access to the communal entrance and hallways. Stairs ascend to the upper floors and apartments. The accommodation comprises a front door allowing access to the inner hallway which leads to the living room. There is a dining area which leads into the kitchen. There are two double bedrooms, a family bathroom comprising a three-piece bathroom suite. The property also benefits with communal car parking, communal refuse area and internal ground floor shed. A great opportunity to acquire one of Epping's premier apartments in a super desirable area.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



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**Guide Price £375,000**

- ALLOCATED PARKING
- TOP FLOOR POSITION
- CHAIN FREE
- DOUBLE BEDROOMS
- TWO RECEPTIONS
- SHORT WALK TO STATION
- SHARE OF FREEHOLD
- HIGHLY DESIRABLE APARTMENT
- GAS CENTRAL HEATING



MILLERS  
ESTATE AGENTS

## Top Floor Flat

Approx. 68.9 sq. metres (741.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

### Property Dimensions

Front Approach

Driveway Pedestrian Access

Car Parking

Communal Entrance

Secure Entry Phone

Communal Halls & Stairs

Secure Storage Cupboard

Stairs Ascending

Top Floor Landing

Front Door

Inner Hallway

Storage Cupboard

Dining Room 9'1" x 7'9" (2.77 x 2.36)

Roof Light

Fitted Kitchen 11'8" x 5'10" (3.56 x 1.78)

Living Room 15'7" x 10'2" (4.75 x 3.10)

Dual Aspect

Bedroom One 11'7" x 9'9" (3.53 x 2.97)

Fitted wardrobe

Bedroom Two 12'4" x 9'2" (3.76 x 2.79)

Family Bathroom

Storage in Eaves

Gas Central Heating

MILLERS

ESTATE AGENTS



## Directions

Starting from Millers office turning left toward the church. Proceed through the mini roundabouts. Follow the High Road past the shops. Turn left just after the Council offices into Lindsey Street. Proceed past the War Memorial. Sprigg's Court is the next turning on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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