



**Forest Court, Hemnall Street, Epping**  
**Offers Over £290,000**



**MILLERS**  
ESTATE AGENTS

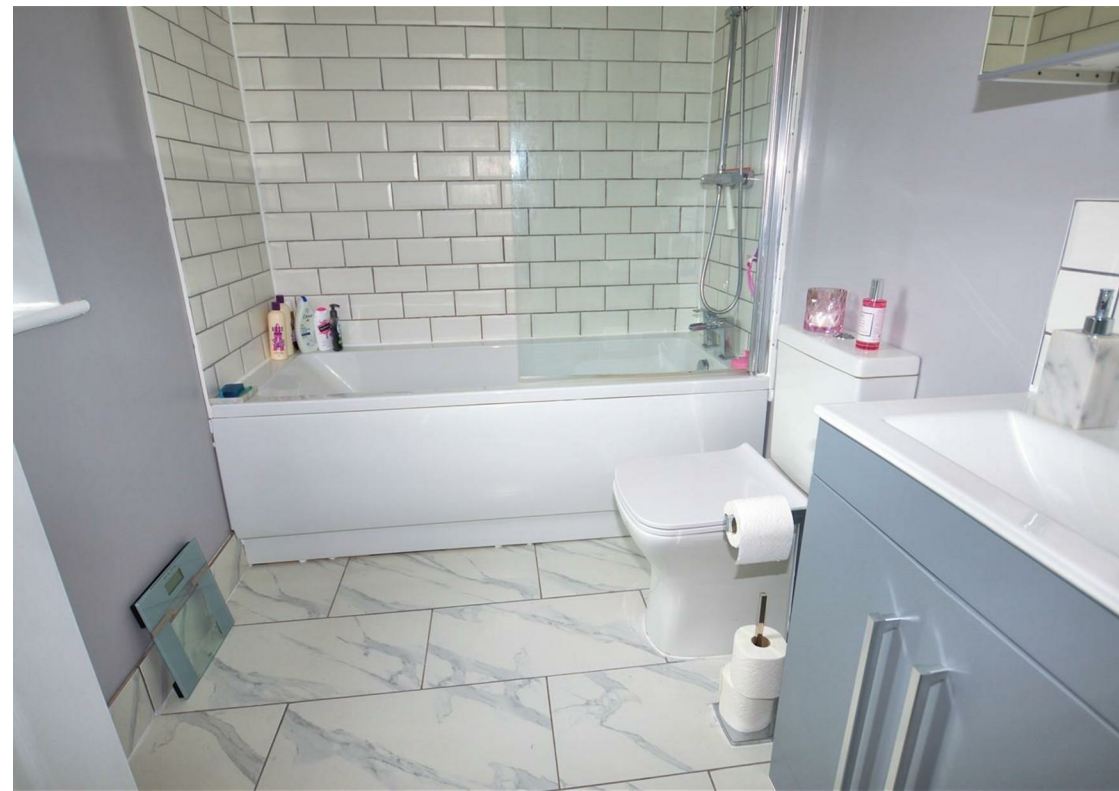


\* TOWN CENTRE LOCATION \* NO ONWARD CHAIN \* ONE BEDROOM \* ALLOCATED PARKING SPACE \* CLOSE TO HIGH STREET \* WALKING DISTANCE OF EPPING STATION \*

Nestled in the heart of Epping, this charming one-bedroom first-floor flat on Hemnall Street offers a delightful blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for first-time buyers or those looking to downsize.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. The bedroom is a tranquil space, providing a peaceful retreat at the end of the day. The bathroom is functional and well-maintained, catering to all your daily needs. One of the standout features of this property is its allocated parking space, a rare find in such a sought-after location.

Residents will appreciate the ease of access to Epping High Street, where a variety of shops, cafes, and restaurants await. Additionally, the Central Line station is within walking distance, making commuting to London and beyond a breeze. This flat is not only a comfortable home but also a fantastic investment in a vibrant community. With its prime location and appealing features, it is sure to attract interest. Do not miss the chance to make this lovely flat your own.







## COMMUNAL AREAS

Secure Entry System

Entrance Hall

Stairs & Landing

## FIRST FLOOR

**Open Plan lounge & Kitchen (max)**  
16'6" x 13'5" (5.05m x 4.09m)

**Bedroom**  
12'8 x 9'1 (3.86m x 2.77m)

**Walk In Wardrobe**  
1'9 x 1'37 (0.53m x 0.30m)

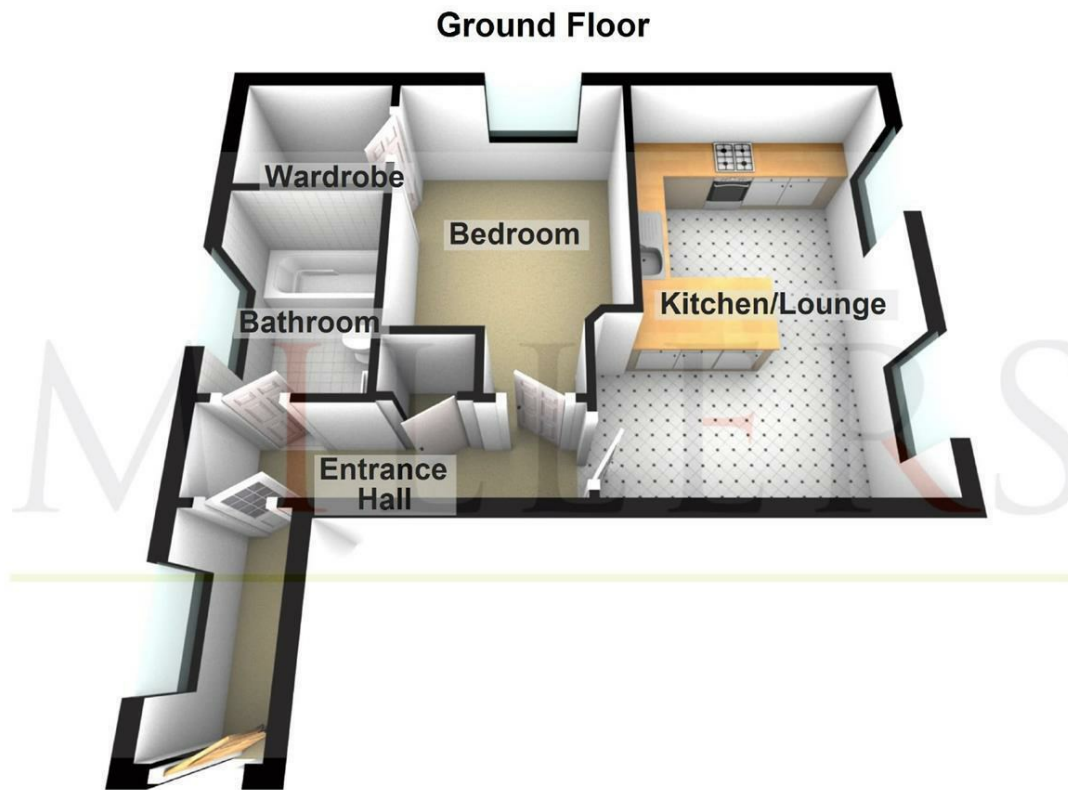
**Bathroom**  
8'1 x 6'3 (2.46m x 1.91m)

## EXTERNAL AREA

Allocated Parking Space







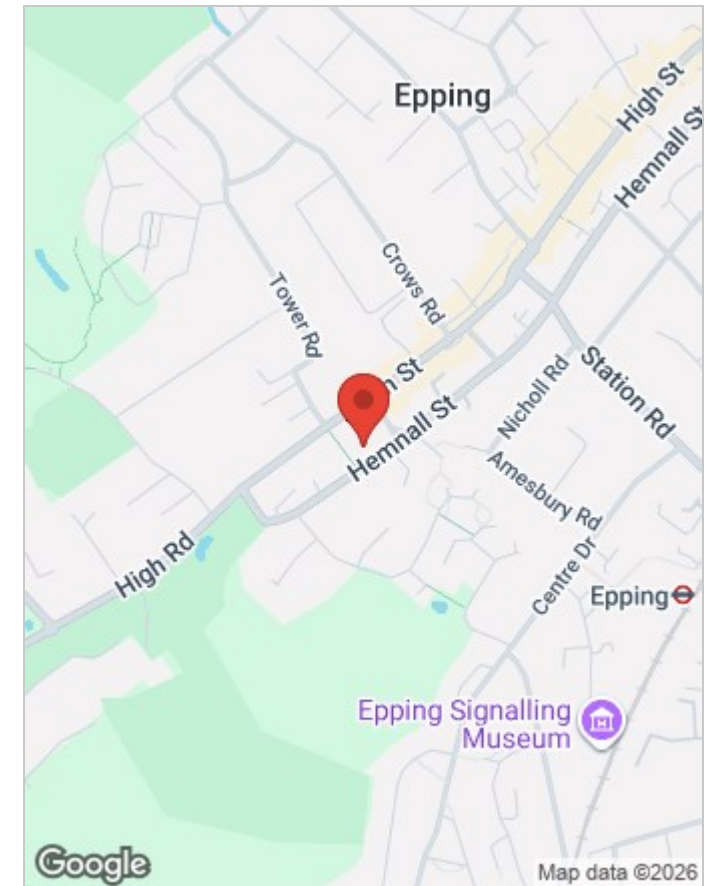
Total area: approx. 40.7 sq. metres (437.9 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |