



## Spriggs Court, Epping, CM16 6SD

Price Range £400,000 - £420,000

Rarely Available. Millers are delighted to offer this stunning two bedroom top floor apartment situated in this very desirable block, positioned opposite the town green. This spacious apartment is conveniently located within a few minutes walk of Epping High Street with its range of shops, cafes, bars and restaurants and parts of Epping Forest. The property has two double bedrooms, a living room, separate dining room, a modern three-piece fully tiled bathroom and a fitted kitchen. This property is ideal for commuters as Epping Station is walking distance and the M11 at Hastingwood is a short drive.



**Price Guide £400,000**

- PRIVATE POSITION
- FITTED KITCHEN
- DUAL ASPECT LOUNGE
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- TOP FLOOR POSITION
- TWO RECEPTIONS
- SPACIOUS LIVING AREA



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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 Eves

Gas Central Heating

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## 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>			
(55-68) <b>D</b>			
(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	
		34	78

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