



High Street, Epping  
Guide Price £325,000



MILLERS  
ESTATE AGENTS

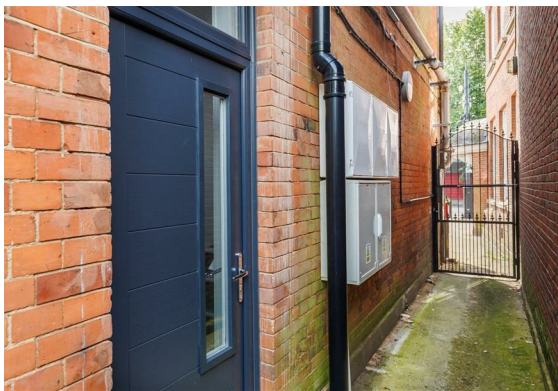
**\* OUTSTANDING APARTMENT CONVERSION \*  
IMPECCABLY FINISHED \* OPEN PLAN LIVING \*  
DESIRABLE HIGH STREET POSITION \* LONG 125  
YEAR LEASE \* ALLOCATED PARKING SPACE \***

Stylish and beautifully finished is this modern and secure top floor apartment. Allocated parking, secure video entry system and a contemporary open plan design complete this super one bedroom property. Situated in the heart of Epping town amongst the shops, cafes, bars and boutiques, yet 0.5 miles to Epping Station serving London

The remote gated entrance is accessible via a video entry system which leads to the communal entrance door. Inner stairs ascend to the first and second floors and the private front door. An inner hallway leads to a contemporary shower room with tiled walls and white sanitary ware. The open plan living area combines a fully fitted and integrated kitchen area beautifully finished in Grey "High Gloss" units and incorporate contrasting worksurfaces and appliances. opening onto a cosy lounge and dining area, perfect for a couple to sit and relax.

The bedroom gives fabulous views of Epping High Street through recently installed double glazed windows with stylish plantation shutters that provide privacy. A range of bespoke [\*wardrobes] designed to maximise the floor space, complete this stunning apartment. Externally, there is an allocated parking space to the rear of the property and a newly built carpark is on hand for visitors. Additionally the lease term is approx. 125 years.

Epping Town offers a multitude of services which include a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bicycle riding, walking or horse riding. There is a Tube Station on the Central Line serving London and road transport links at Waltham Abbey for the M25 and M11/A414 at Hastingwood. [\*subject to separate negotiation]





## GROUND FLOOR

Communal Hallway

## SECOND FLOOR

Entrance Hall

**Kitchen Living Room Diner**  
16'2" x 17'4" (4.92m x 5.28m)

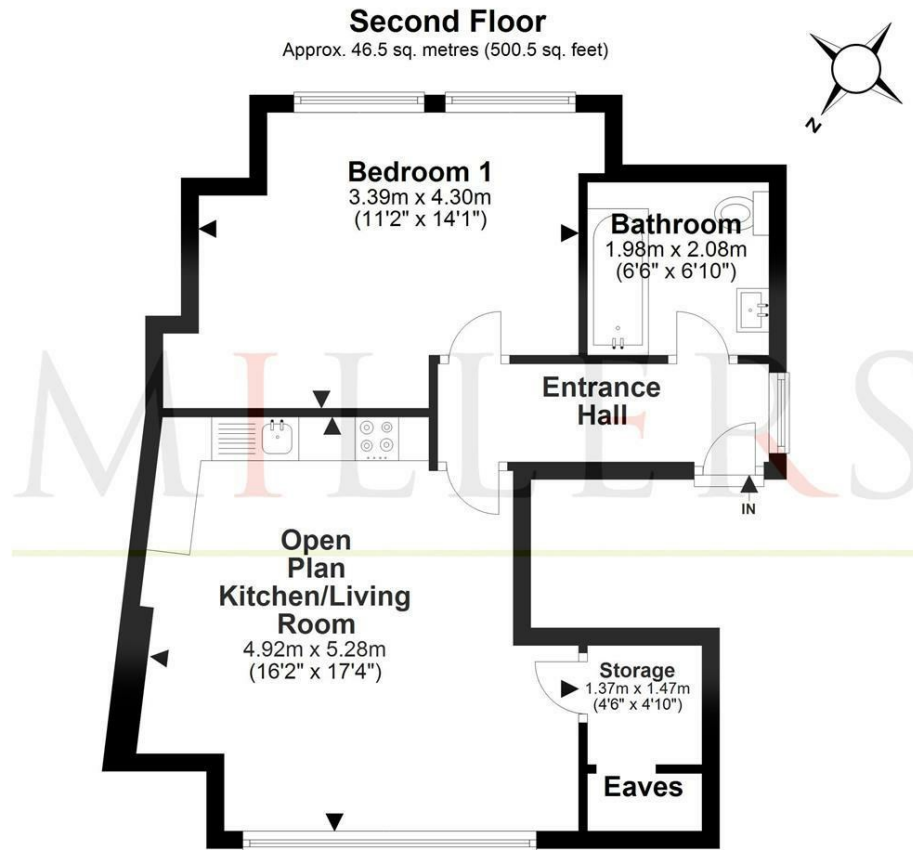
**Storage Room**  
4'10" x 4'6" (1.47m x 1.37m)

**Bedroom One**  
11'1" x 14'1" (3.39m x 4.30m)

**Bathroom**  
6'6" x 6'10" (1.98m x 2.08m )

## EXTERNAL AREA

Parking Space



Total area: approx. 46.5 sq. metres (500.5 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  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>61</b>	(55-68) <b>D</b>
(39-54) <b>E</b>		<b>61</b>	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

## 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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