



Woodland Grove, Epping

Asking Price £342,500



MILLERS
ESTATE AGENTS

*** TWO DOUBLE BEDROOMS * GROUND FLOOR APARTMENT * STUNNING CONDITION * OPEN PLAN LIVING ROOM AND KITCHEN * WALK TO EPPING STATION * PERFECT FIRST PURCHASE ***

A beautifully presented, contemporary apartment has been recently refurbished throughout. Improvements include a, brand new three-piece bathroom, newly fitted heating and uPVC windows, new LED spots, doors and floor coverings. This is an ideal first purchase or perfect for downsizers. The property benefits from allocated parking and additional spaces are available for visitors parking. The accommodation comprises a front door allowing access to the entrance hall with doors leading to the open planned living room kitchen, offering a range of wall and base units, built in oven, induction hob. There are two double bedrooms the principal bedroom offering bespoke fitted wardrobes and the newly fitted bathroom with marble effect tiling a three-piece suite including a wall hung toilet and white sanitary ware.

Woodland Grove is located within central Epping and affords the residents many benefits to enjoy this desirable development. These include a number of communal gardens, many with lawn areas, shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in the block hallways, with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage. The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.





Communal Entrance

Inner Flat Lobby

Front Door

Entrance Hall

Storage Cupboard

Lounge/Diner

16'4" x 10'7" (4.98 x 3.23)

Open Plan Fitted Kitchen

8'3" x 7'0" (2.51 x 2.13)

Bedroom One

13'2" x 9'0" (4.01 x 2.74)

Fitted Wardrobes

Bedroom Two

8'5" x 8'3" (2.57 x 2.51)

Modern Bathroom

6'2" x 5'6" (1.88 x 1.68)

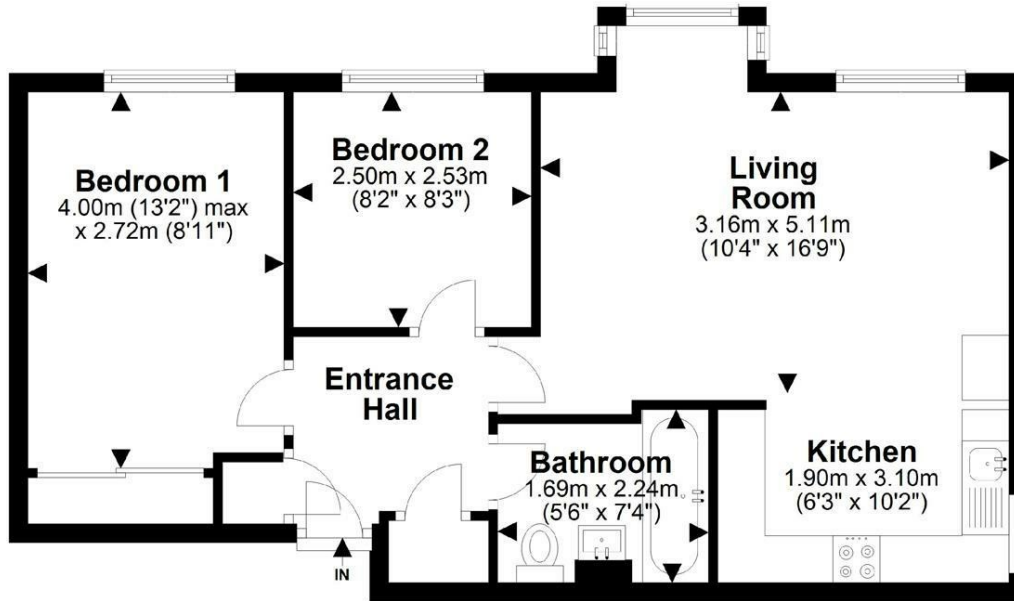
Communal Gardens

Allocated Parking



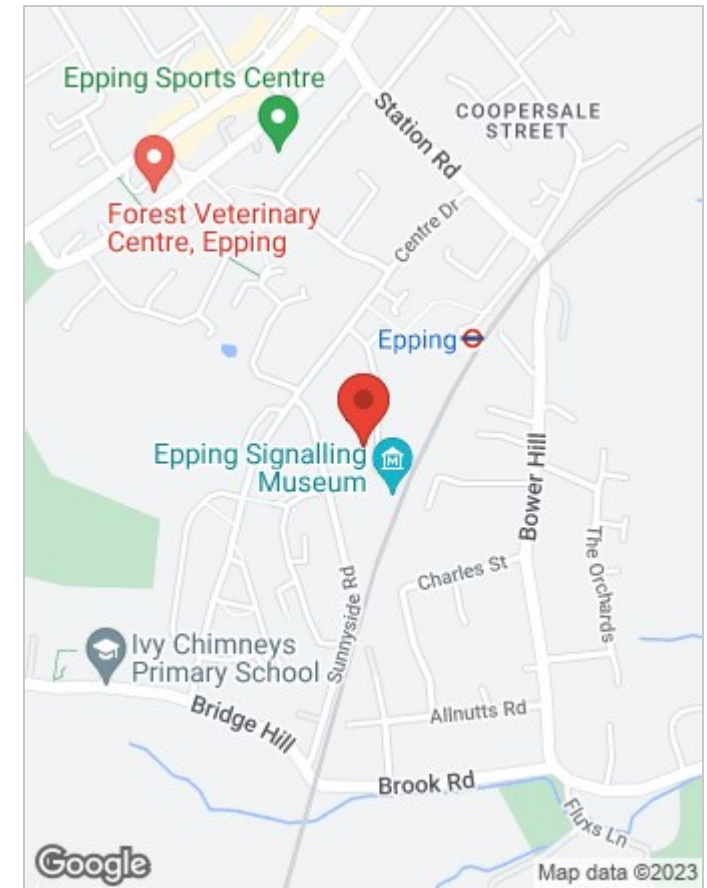
Ground Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.9 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		79	(81-91) B
(69-80) C			(69-80) C
(55-68) D	56		(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		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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