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Spriggs Court, Epping, CM16 6SD

* GUIDE PRICE £400,000 - £425,000 * CHARACTER APARTMENT * RARE TO MARKET * TWO DOUBLE BEDROOMS * CENTRAL EPPING LOCATION * SHORT WALK TO STATION * TOP FLOOR APARTMENT * 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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Price Guide £400,000

- CENTRAL EPPING LOCATION
- CHARIN FREE
- SHORT WALK TO HIGH STREET AND STATION
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- TOP FLOOR POSITION
- TWO RECEPTIONS
- HIGHLY DESIRABLE APARTMENT

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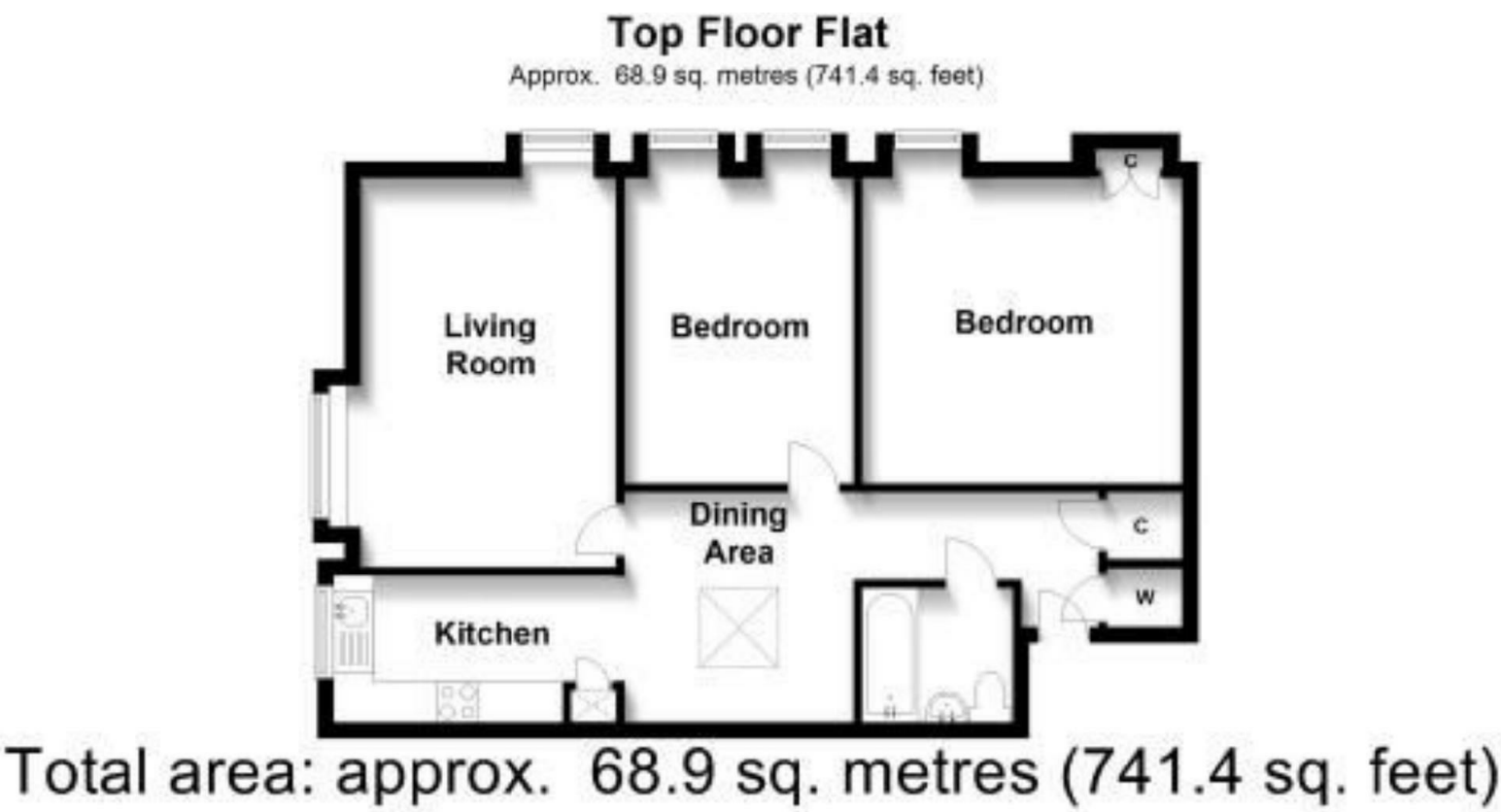

Property Dimensions

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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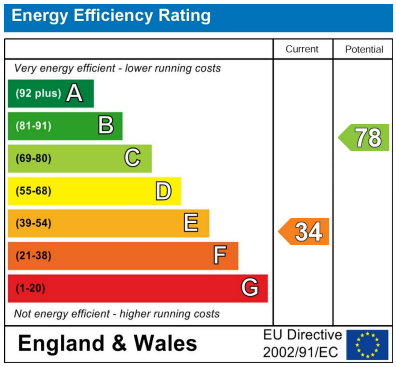
Directions

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.



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