



**Bower Court, Epping**

**Asking Price £390,000**

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**MILLERS**  
ESTATE AGENTS

**\* GROUND FLOOR APARTMENT \* GATED DEVELOPMENT \* GARAGE EN-BLOC \* STUNNING COUNTRYSIDE VIEWS \* SHARE OF FREEHOLD \* LONG LEASE TERM \* TWO BEDROOMS \* CELLAR \* COMMUNAL GARDENS \* COMMUNAL PARKING \***

This highly sought-after development is situated on the popular Bower Hill, offering easy access to Epping Station and just a short walk from the beautiful open countryside.

This spacious and bright ground floor apartment includes a garage en-bloc and off street parking behind a secure gated entrance. The layout boasts a generously-sized lounge and combined dining room. Both the kitchen and family bathroom were recently fully renovated, with modern fittings.

There are two double bedrooms with ample built in cupboards. The main bedroom features an en-suite shower room.

Additional features of the apartment include: a secure entry phone system, double glazed windows, gas central heating with a modern boiler still under warranty, and a discreet indoor clothes drying solution. A small cellar is accessed from a formalised trap door. The communal area offers beautifully maintained and landscaped gardens and outdoor washing lines.

**\*\*AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.\*\***

Epping Town is located at the end of the Central Line on the underground, providing easy access to London. It is adjacent to the famous forest, perfect for recreation, biking, and horse riding. Epping boasts a vibrant high street featuring a variety of shops, cafes, bars, and restaurants. Transport links are available for the M11 at Hastingwood and the M25 at Waltham Abbey, with direct connections to Chelmsford. Local schooling options include Ivy Chimneys Primary, Epping Primary School, and St Johns Comprehensive (ESJ).





## GROUND FLOOR

Entrance Hall

Kitchen

8'8" x 8'0" (2.64m x 2.44m)

Living Room

11'10" x 17'4" (3.61m x 5.28m)

Bathroom

6'10" x 5' (2.08m x 1.52m)

Bedroom One

10'1" x 11'9" (3.08m x 3.57m)

En-suite Shower Room

9'1" x 3'0" (2.78m x 0.91m)

Bedroom Two

12'0" x 11'2" (3.66m x 3.41m)

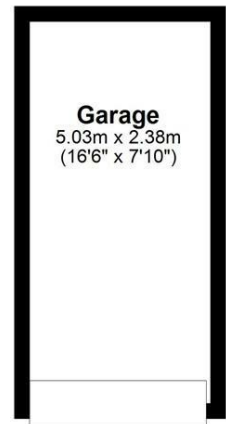
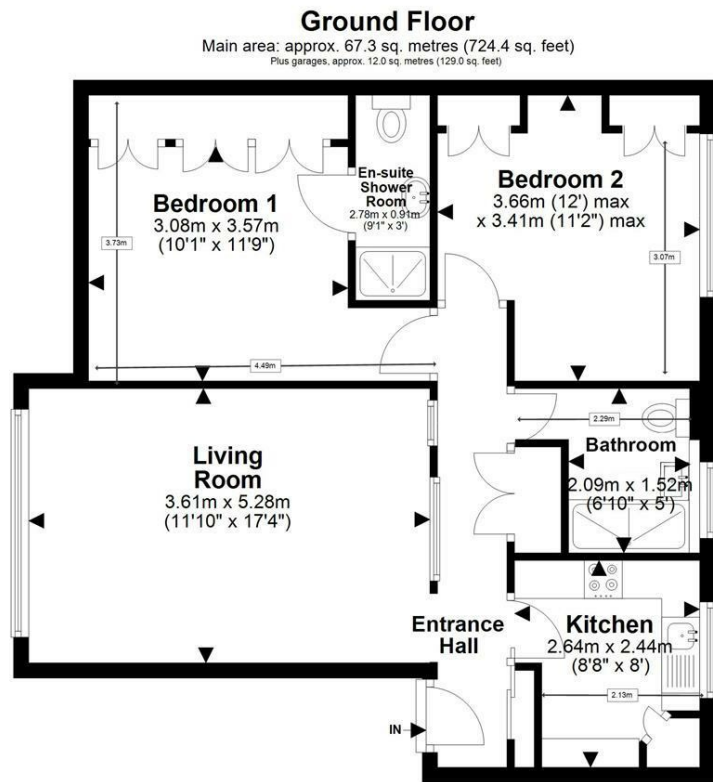
## EXTERNAL AREA

Garage

16'6" x 7'10" (5.03m x 2.39m)

Communal Gardens

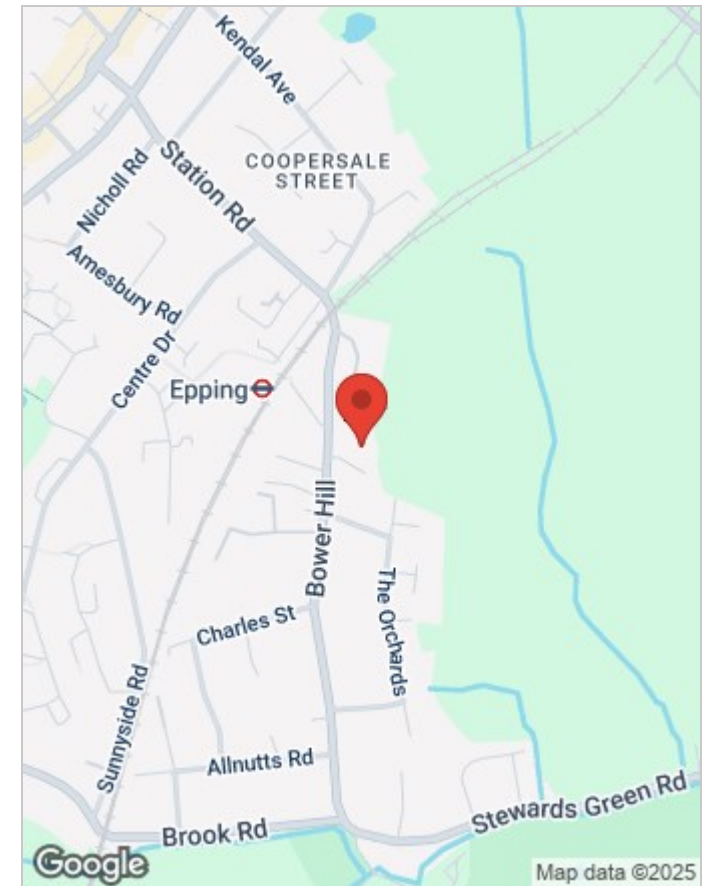




Main area: Approx. 67.3 sq. metres (724.4 sq. feet)  
Plus garages, approx. 12.0 sq. metres (129.0 sq. feet)

Total area including garage : approx. 79.3 sq metres (853.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.