



Woodland Grove, Epping

Asking Price £240,000



MILLERS  
ESTATE AGENTS

\* TOP FLOOR APARTMENT \* CLOSE TO STATION \* ALLOCATED PARKING \* NO ONWARD CHAIN \* TWO BEDROOMS \* COMMUNAL GARDENS \* APPROX 66 YEAR LEASE \* BROUGHT AS SEEN \* \* ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED \*

We are pleased to offer for sale this two bedroom top floor apartment benefitting from an allocated parking space with additional visitors parking, situated in an excellent location close to Epping Central Line Station serving London and a short walk to the High Street.

Woodland Grove is located within central Epping and affords many benefits for the residents enjoyment of this desirable development. These include a number of communal gardens many with lawn areas and shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in 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.





**Entrance Hall**

**Living Room**

16'3" x 10'11" (4.95m x 3.33m)

**Kitchen**

10'3" x 6'0" (3.12m x 1.83m)

**Bedroom 1**

9'1" x 11'2" (2.77m x 3.40m)

**Bedroom 2**

8'3" x 7'2" (2.51m x 2.19m)

**Bathroom**

7'3" x 5'6" max (2.21m x 1.68m max)

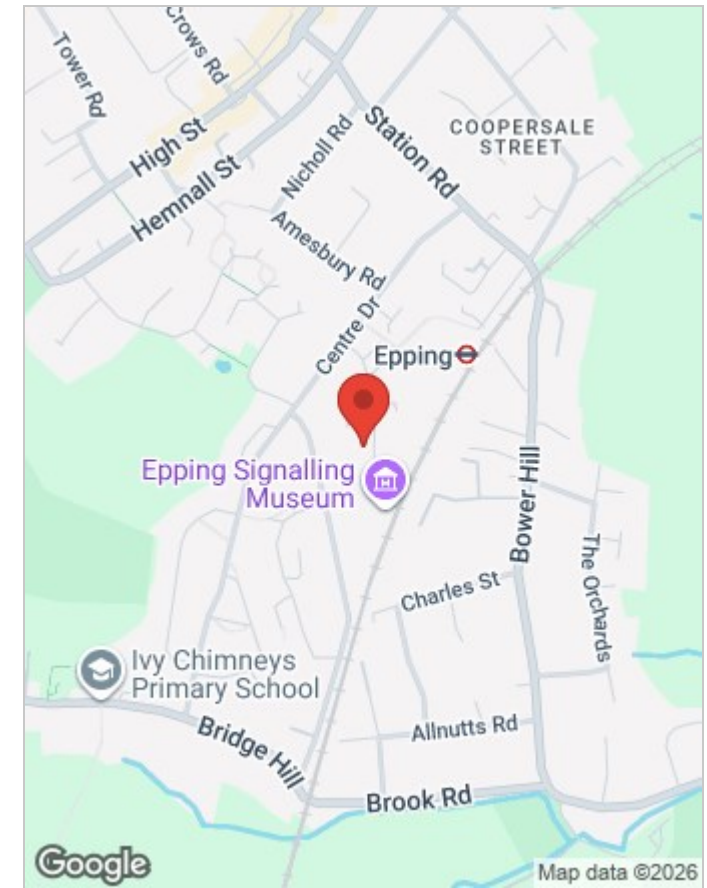
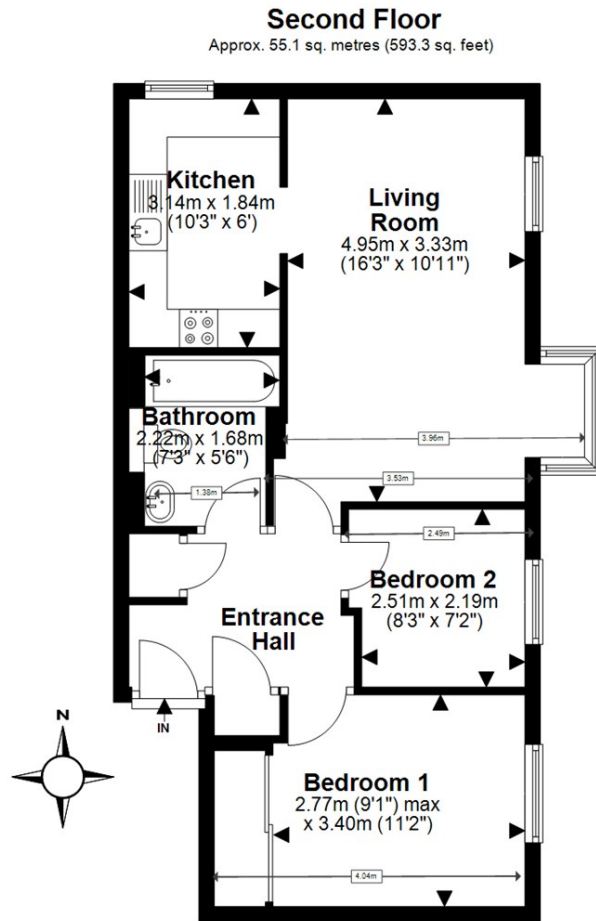


**EXTERIOR**

**Communal Gardens**

**Allocated Parking**





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>			(55-68) <b>D</b>
(39-54) <b>E</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>
			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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