

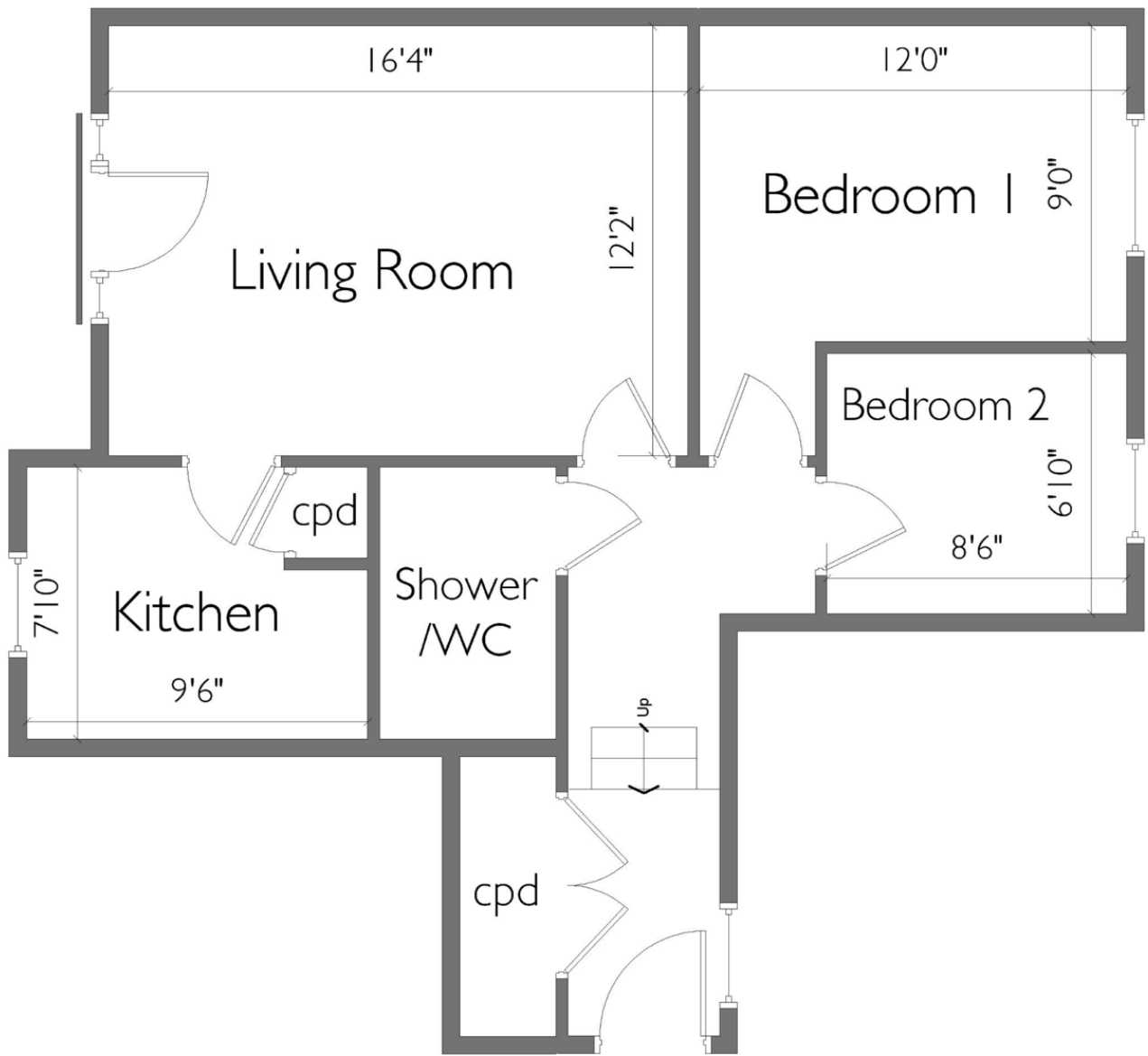


- First Floor Apartment
- Unfurnished
- Smartly-Presented
- Two Bedrooms
- Two Parking Spaces

Addison Court is extremely well placed for access to Epping Station (from which the City and West End can be reached within approximately 45 minutes) and the restaurants and shops of the High Street. This first-floor apartment is smartly-presented throughout and provides light and bright accommodation including two bedrooms, a spacious reception room, modern kitchen complete with white-goods and a contemporary shower room. Further features include a tandem parking space for 2 vehicles.

Stevenette

15 St Gregorys House  
Epping, CM16 4FD  
£1,350 pcm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		81	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



5a Simon Campion Court, 232-234 High Street, Epping, Essex, CMI6 4AU  
 Tel: 01992 563090  
 Email: lettings@stevenette.com

@StevenetteandCoLLP  
 @StevenetteandCo

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.