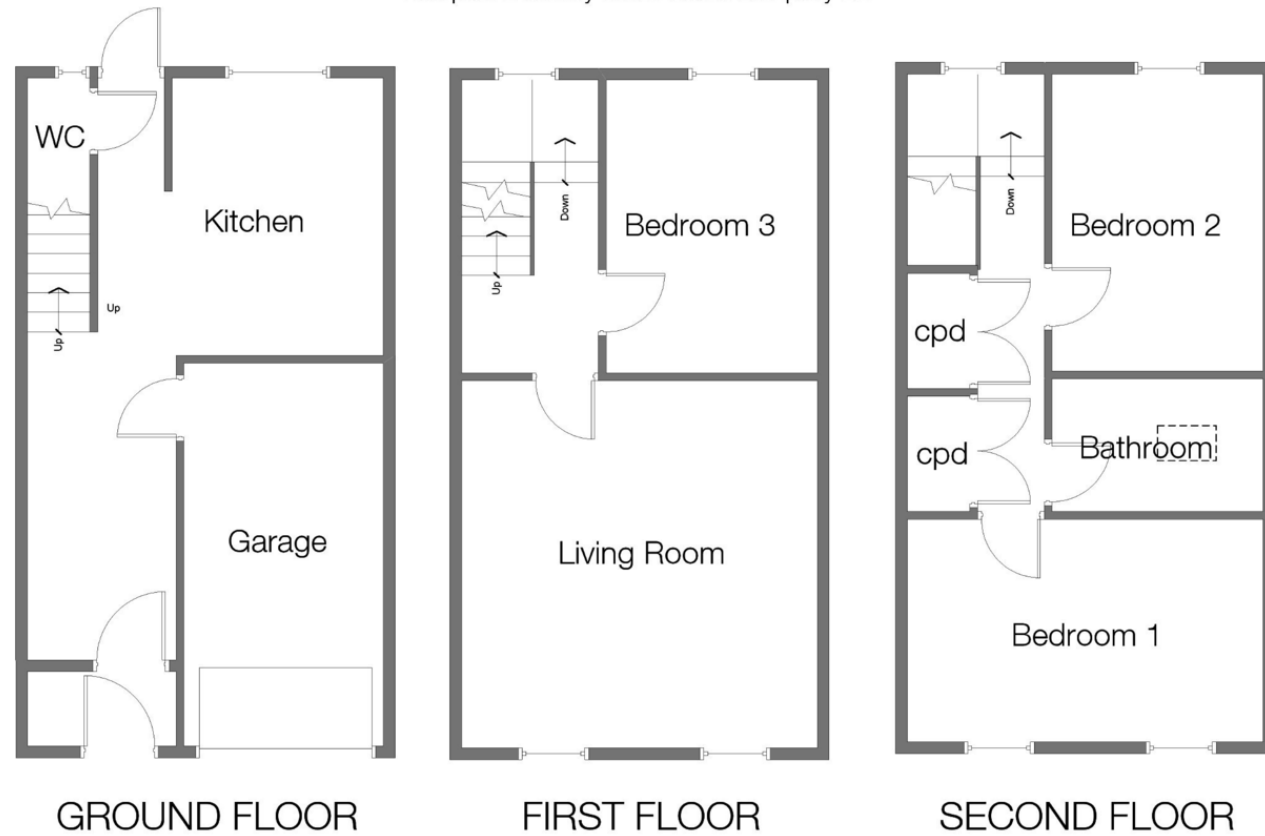


Gross Internal Floor Area (excluding Garage):

Approximately 1100 sq. ft. / 102 sq.m.

Floorplan drawn by Stevenette & Company LLP



**FREE MARKET APPRAISAL**

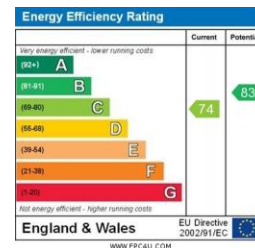
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**FINANCIAL SERVICES**

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

**MEASUREMENTS**

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Campiobn Court, High Street,  
Essex, CM16 4AU  
Tel: 01992 563090  
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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.



34 Albany Court  
Epping, CM16 5ED  
£550,000





### BEDROOM 2

12' 0" x 8' 10" (3.66m x 2.69m)

### BATHROOM & WC

### EXTERIOR

To the front is a block-set driveway providing parking.

The rear garden, which is roughly southwest-facing, is set to a two-tier and low-maintenance design. A gate gives access to the path at the rear.

Albany Court is a residents' parking area.

### TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

### SERVICES

All mains services are understood to be connected. No services or installations have been tested.

### BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

### COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

### SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



- Central Epping
- Off Street Parking & Garage
- Versatile Accommodation
- Walking Distance of Station
- Gas Central Heating
- Double Glazing

Viewing is available strictly by appointment with Stevenette and Company LLP 01992 563090

Offered with NO ONWARD CHAIN, this three-storey townhouse offers versatile 3-bedroom accommodation with contemporary kitchen and bathroom fittings. An integral GARAGE offers excellent storage though other properties in the cul-de-sac have converted theirs to further living accommodation. Albany Court is situated just minutes' walk from Epping's High Street and its many shops, cafes, coffee shops and restaurants.

### GROUND FLOOR

#### LOBBY

#### ENTRANCE HALL

#### KITCHEN

11' 9" x 11' 8" (3.58m x 3.56m)

#### WC

#### INTEGRAL GARAGE

16' 3" x 8' 4" (4.95m x 2.54m)

### FIRST FLOOR

#### LANDING

#### LIVING ROOM

15' 3" x 14' 9" (4.65m x 4.5m)

#### BEDROOM 3 OR DINING ROOM

12' 2" x 8' 9" (3.71m x 2.67m)

### SECOND FLOOR

#### LANDING

Built-in storage cupboards.

#### BEDROOM 1

14' 11" x 9' 4" (4.55m x 2.84m)

