

Gross Internal Floor Area: Approximately 715 sq. ft. / 66 sq. m.



FREE MARKET APPRAISAL

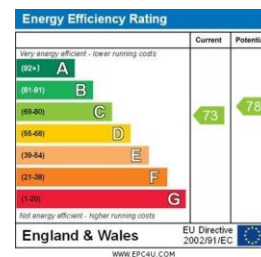
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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 Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@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.



I Bower Court
Epping, CM16 7AA
£380,000



- Share of Freehold
- Ground Floor Apartment
- Gated Development

- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing

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

Thoroughly modernised in recent years, this spacious ground floor apartment forms part of a desirable gated development that is beautifully-placed for walking to the Central Line Station as well as the High Street where there is a very good range of coffee shops, restaurants and shops. The apartment, which has 2 large bedrooms, is particularly light and bright and has far-reaching southerly views over the extensive communal grounds and towards the countryside on the edge of the town. With modern gas central heating and contemporary kitchen and bathroom fittings, the apartment is in ready-to-move condition.

COMMUNAL ENTRY

ENTRANCE HALL

LIVING & DINING ROOM

18' 0" x 11' 9" (5.49m x 3.58m)

KITCHEN

8' 8" max x 8' 2" max (2.64m x 2.49m)

BEDROOM 1

12' 10" x 12' 1" (3.91m x 3.68m)

BEDROOM 2

12' 0" x 11' 0" (3.66m x 3.35m)

BATH, SHOWER & WC

EXTERIOR

The apartments are arranged in blocks of 4 in an 'L-shape' around substantial lawned gardens with some off-street parking.

Within a bloc on site is the:

GARAGE

16' 7" x 7' 11" (5.05m x 2.41m)

NOTE RE: LETTING

We understand that, at present, the Residents' Association has in place a restriction on letting the properties to anyone other than family.

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.

TENURE & SERVICE CHARGES

We understand the property to be leasehold (299 years commencing 25/12/1962) and SHARE OF FREEHOLD. Vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

A quarterly service charge is understood to be levied at £375 which incorporates maintenance of the grounds and communal areas, window cleaning and buildings insurance.

SCHOOL PRIORITY ADMISSIONS AREA

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

COUNCIL TAX

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

