



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



#### FREE MARKET APPRAISAL

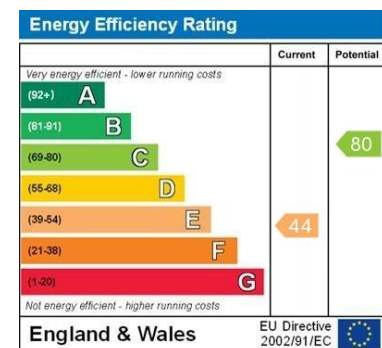
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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.



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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.



15 Bower Court  
 Epping, CM16 7AA  
 £375,000





- First Floor Apartment
- 2 Large Bedrooms
- Far-Reaching Views
- Electric Heaters
- Double Glazing
- Garage En-Bloc

Offered with NO ONWARD CHAIN, this spacious first 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 lovely far-reaching COUNTRYSIDE VIEWS eastwards to the rear and westwards over the extensive communal grounds. Bower Court is a gated development and the apartment includes a garage en-bloc.

**COMMUNAL HALL**

Stairs up to:

**FIRST FLOOR**

**ENTRANCE HALL**

Built-in double storage cupboard.

**LIVING & DINING ROOM**

17' 10" x 11' 11" (5.44m x 3.63m)

**KITCHEN**

8' 9" x 8' 1" (2.67m x 2.46m)

**BEDROOM 1**

12' 10" x 12' (3.91m x 3.66m)

Built-in wardrobes.

**BEDROOM 2**

12' x 11' 7" (3.66m x 3.53m)

Built-in wardrobes.

**BATHROOM & WC**

8' 2" x 6' 11" (2.49m x 2.11m)

**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)

**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.

**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**

Mains electricity, water and drainage 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.

**SCHOOL PRIORITY / CATCHMENT AREA**

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

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

