



- First Floor Apartment
- Bright and Spacious
- uPVC Double Glazing
- Substantial Grounds
- Modern Interior
- Electric Heating

A smartly-presented First Floor flat within Pine View Manor - one of the town's most highly regarded apartment developments. The property, which has electric heating and uPVC double glazing, offers 2 double-Bedroom accommodation within very good walking distance of the Underground Station and Epping's High Street with its broad range of shops, cafés and amenities. A balcony provides very pleasant views over the well-presented leafy grounds and communal gardens.

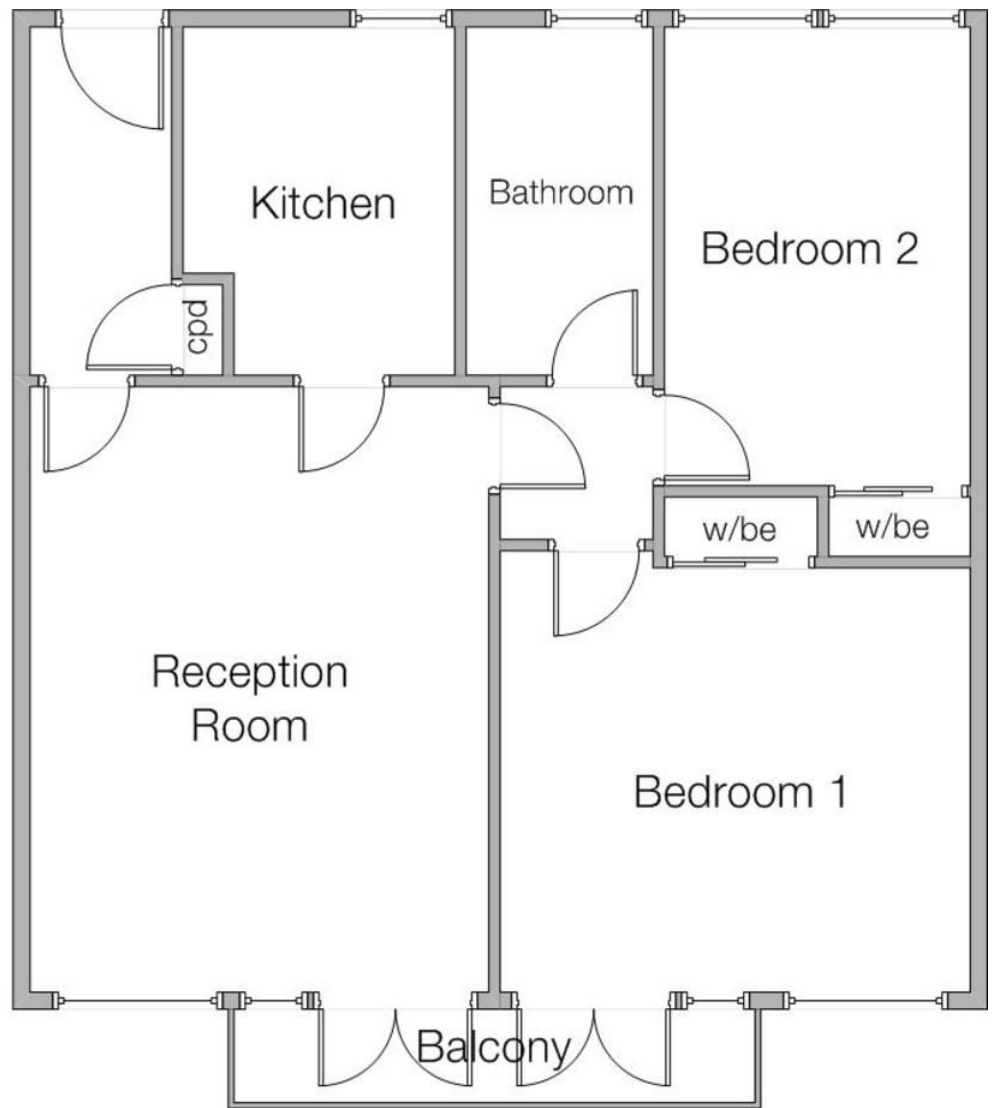
**Stevenette**

**6 Pine View Manor  
CMI6 4PA  
£1,500 pcm**




Gross Internal  
Floor Area:  
Approximately  
787 sq.ft. / 73 sq.m.

Floorplan drawn by  
Stevenette &  
Company LLP




### Energy Efficiency Rating


	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

WWW.EPC4U.COM

# Stevenette

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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.