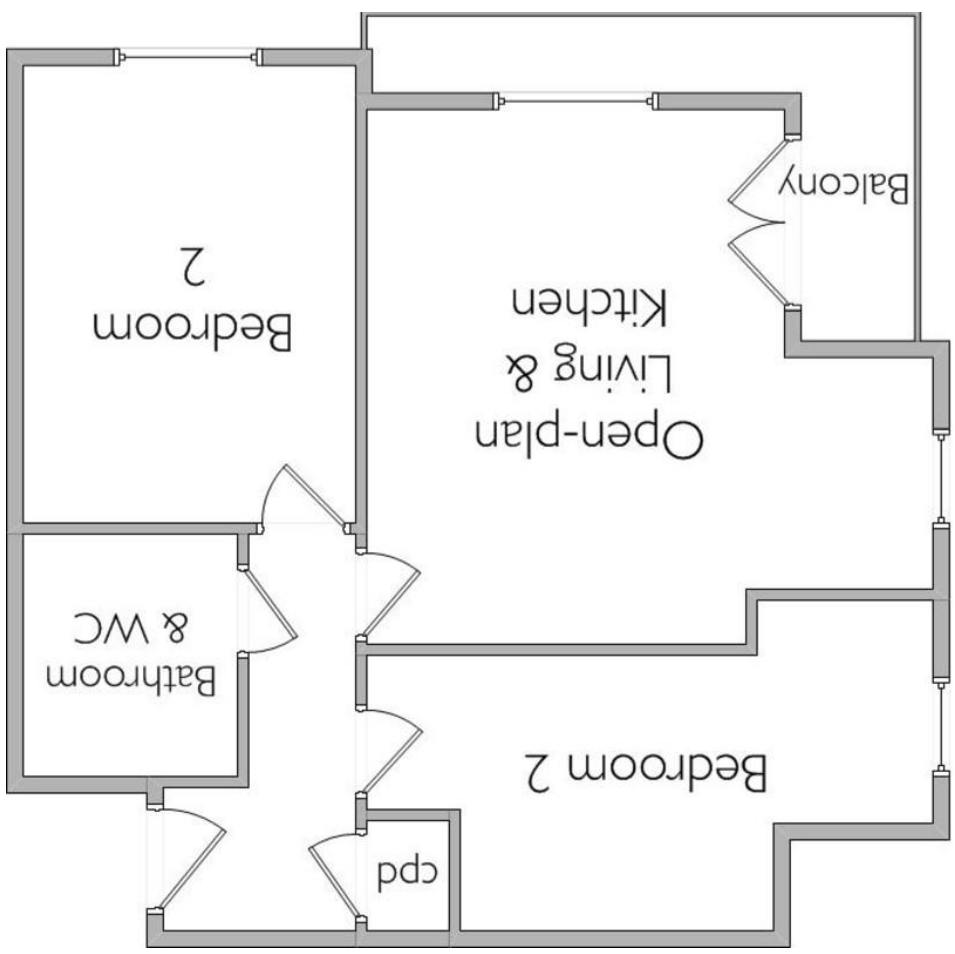


Gross Internal Floor Area: Approximately 630 sq.ft. / 59 sq.m.



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.

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.

FREE MARKET APPRAISAL



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 Revival Court, Half Moon Lane

Epping, CM16 4AH

Offered with NO ONWARD CHAIN, a stylish first floor apartment in a modern development of just 12 flats constructed in recent years by a well-regarded local builder. Revival Court is ideally placed on Epping High Street and just a short walk from the town's many shops and eateries including Gail's bakery, M&S, Local Waitrose and a wide range of independents. The property is also beautifully placed for Epping Central Line station and the eagerly-anticipated St John's development which will include a pool, gym, sports centre, cinema and retail park.

- Contemporary Apartment
- First Floor
- 2 Good Bedrooms
- Electric Underfloor Heating
- Gas Combi for Hot Water
- Allocated Parking

£340,000



GROUND FLOOR

COMMUNAL HALL, STAIRS AND LIFT

Electronically-secured doors allow access to the bin store and bike store.

FIRST FLOOR

ENTRANCE HALL

Intercom external door control handset. A built-in airing cupboard has an electric radiator and plumbing for a washing machine.

OPEN PLAN LIVING ROOM & KITCHEN

17' 3 (Max)" x 16' 6 (Max)" (5.26m x 5.03m) A range of contemporary white gloss-finish units includes a fridge, freezer, dishwasher, oven, hob and microwave. Comms points and French doors opening to the Balcony.

BALCONY

BEDROOM 1

13' 10" x 10' 1" (4.22m x 3.07m) Comms points.



SERVICES & SERVICE CHARGES

All mains services are understood to be connected. No services or installations have been tested. The service charge is understood to be £1,848.68 per annum with an annual ground rent of £250 (until and including 2042 and then £500 per annum until and including 2067 and then £1000 per annum for the remainder of the term)

BROADBAND

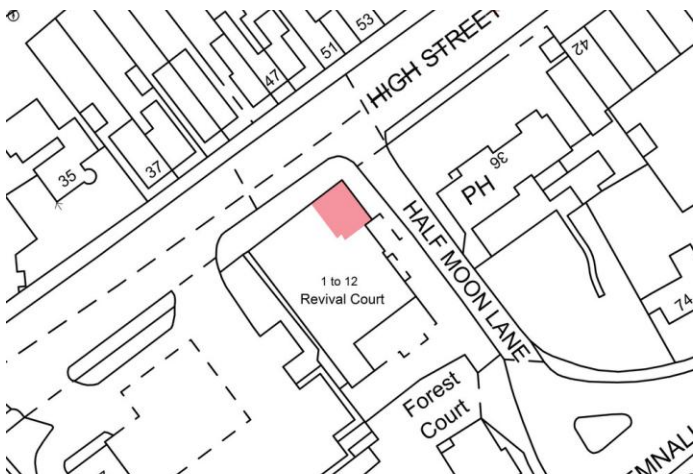
It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

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

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Primary School & Epping St John's Church of England School.



TENURE

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). The property is leasehold 125 years commencing 01/01/18 and expiring 31/12/2142 (Approx 119 years remaining).

BEDROOM 2

17' 2 (Max)" x 8' 2 (Avg)" (5.23m x 2.49m) Comms points.

BATHROOM, SHOWER & WC

7' 4" x 6' 5" (2.24m x 1.96m) An Ideal Standard suite comprises of lavatory, hand basin and bath with cascade shower over and retractable hose attachment.

PARKING

The property has an allocated parking space off Half Moon Lane. Within the building is a secure bike store.

