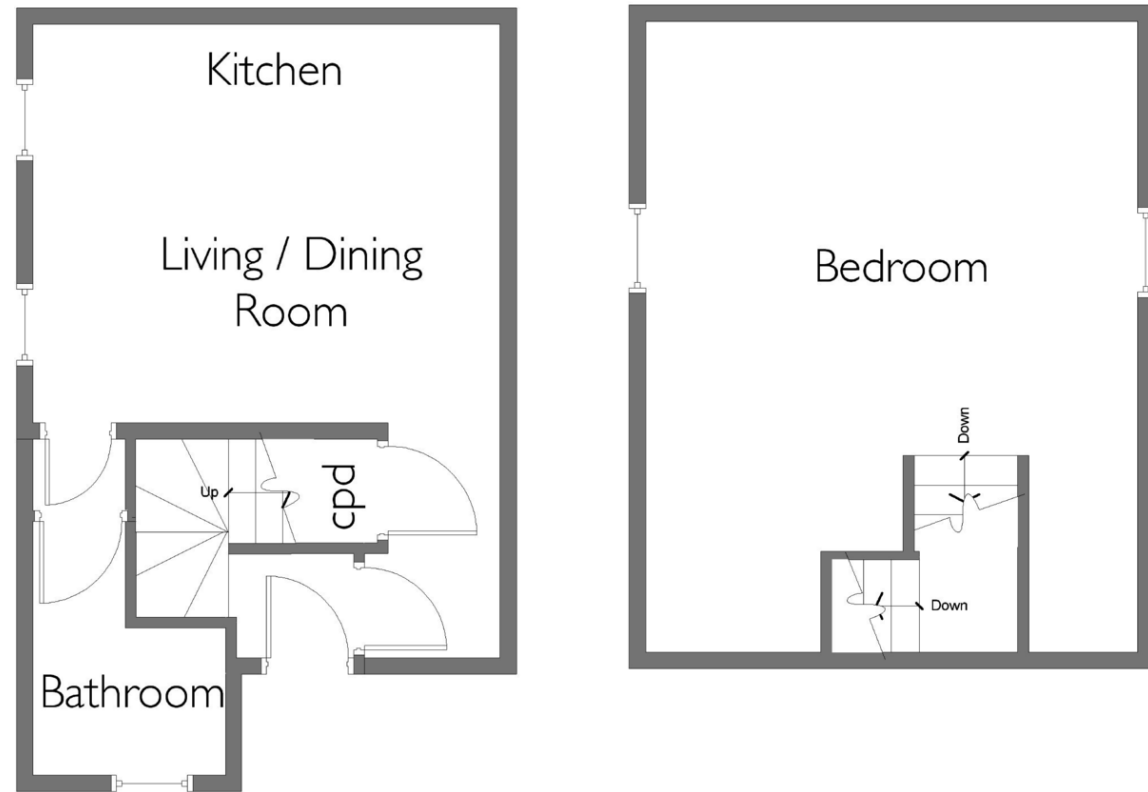


Floorplan Drawn by Stevenette & Company LLP

Gross Internal Floor Area Approximately:

586 sq.ft. / 54 sq.m.



#### FREE MARKET APPRAISAL

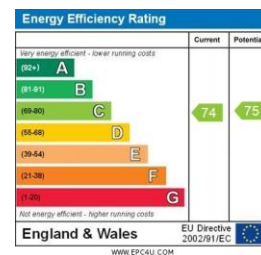
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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  
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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.



The Saddlery  
Buttercross Lane, Epping, CM16 5AA  
£269,950



### SERVICE CHARGES AND GROUND RENT

An annual ground rent of £150 is payable. We understand that the building is insured by the Freeholder and they also make payment for electricity usage in the communal areas etc.

### 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 'C'.



- Duplex Apartment
- Beamed Bedroom
- Converted 2017
- Gas Central Heating
- 118 Year Lease Remaining
- No Onward Chain

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

Located within one of the town's most attractive residential lanes and particularly well placed for the vibrant High Street with its range of shops, cafes and other eateries as well as the Central Line Station, this one bedroom apartment has been created through an imaginative conversion of the rear of a Grade-II listed building that fronts on to the High Street. Split over two levels to provide well-proportioned accommodation including a spacious open-plan living/dining and kitchen area, bathroom and first-floor bedroom, the apartment has charm and individuality in abundance.

### GROUND FLOOR

Communal store and staircase to the landing.

### FIRST FLOOR

### ENTRANCE HALL

### RECEPTION ROOM / KITCHEN

14' 9" x 12' 7" (4.5m x 3.84m)

### BATHROOM

8' 1" x 5' 10" (2.46m x 1.78m)

### SECOND FLOOR

### BEDROOM I

20' 2" max x 14' 8" max (6.15m x 4.47m)

### 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 lease is understood to have approximately 118 years remaining (125 years commencing 26/03/2017).

