

# 1 Bower Court

Epping, Epping

Council Tax band: C

Tenure: Leasehold

- TWO DOUBLE BEDROOMS.
- GATED DEVELOPMENT
- GARAGE EN-BLOC
- SHORT WALK TO EPPING STATION
- CLOSE TO OPEN FARMLAND
- MODERN BATHROOM
- INTERGRATED KITCHEN
- SHARE OF FREEHOLD





**Lounge/ Diner**

17' 11" x 11' 10" (5.46m x 3.60m)

**Kitchen**

8' 8" x 8' 2" (2.63m x 2.50m)

**Bedroom One**

14' 10" x 12' 2" (4.52m x 3.71m)

**Bedroom Two**

13' 1" x 11' 10" (3.99m x 3.60m)

**Bathroom**

7' 10" x 6' 3" (2.38m x 1.90m)

Quite simply the perfect pad for couples, downsizers, single living or a young family, this home has so much to offer. Filled with wall-to-wall windows that flood each room with natural light, this apartment is bright and airy with peaceful views of the surrounding countryside and green space. Offering great circulation, a central hallway provides access to all the rooms beyond along with plenty of storage spots too. The main reception is perfectly zoned to accommodate places to lounge and dine, with enough room for the most squishiest of sofas. The u-shaped kitchen makes full use of the space with sleek white units and integrated appliances. Both bedrooms are good sized doubles and are again awash with natural light. Completing this home, the family bathroom is simply yet beautifully styled with classic and simple tones.

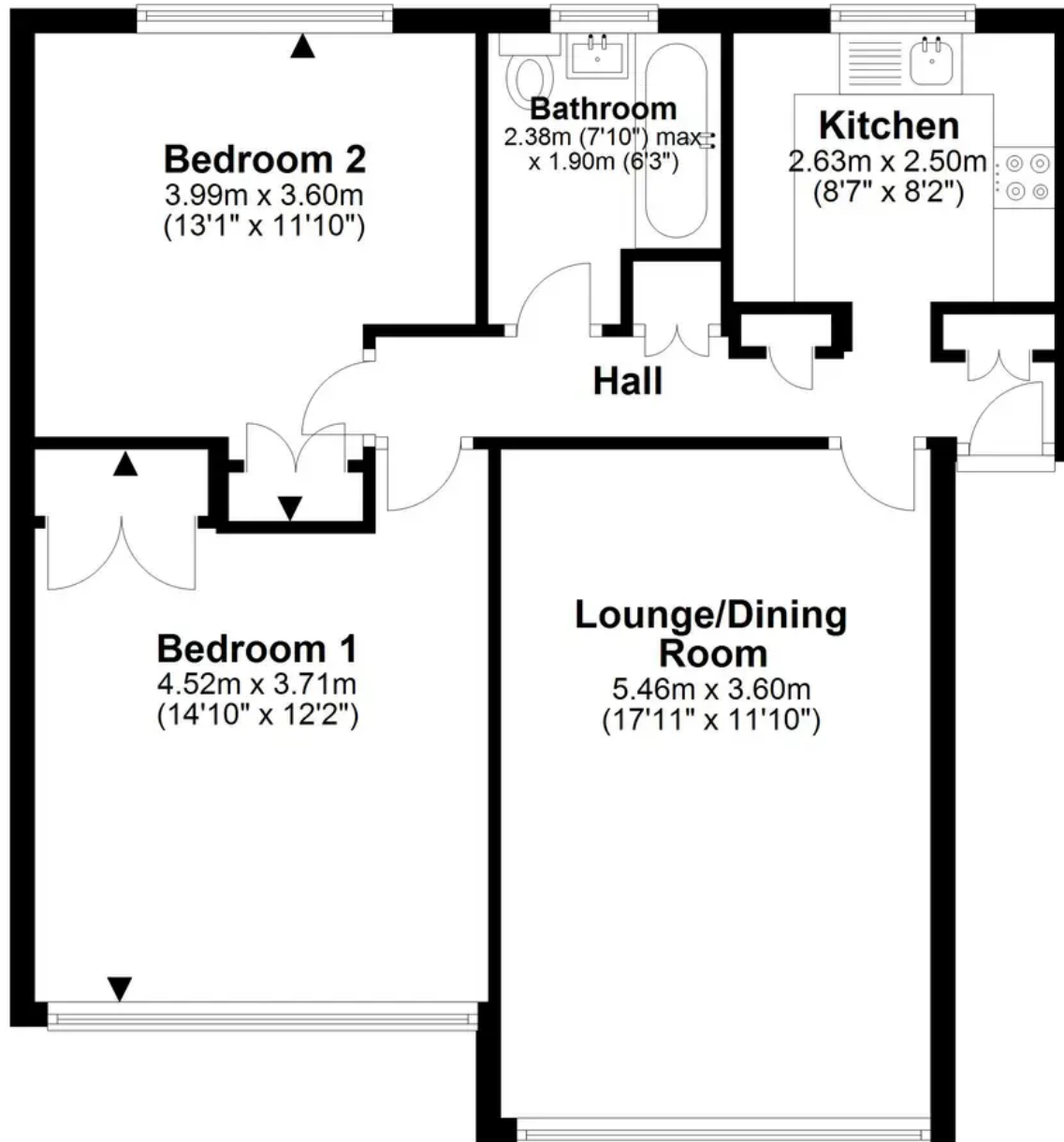






# Ground Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 sq. feet)