

Gross Internal Floor Area:
Approximately 824 sq.ft. / 77 sq.m



FREE MARKET APPRAISAL

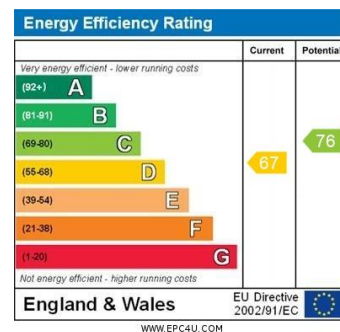
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



12 Hemnall Street
Epping, CM16 4LW
£525,000



- Ground Floor Garden Flat
- Walled Rear Garden
- Victorian Character

- Gas Central Heating
- Double Glazing
- Allocated Parking Space

PARKING SPACE

The property has the benefit of an allocated parking space immediately adjacent in Clarks Mews.

TENURE & SERVICE CHARGE

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 be 125 years from and including 25 December 2012 and to and including 24 December 2137 (113 years remaining). The allocated parking space is held on a separate lease of the same duration (peppercorn ground rent).

Ground Rent is understood to be £100 per year (until 25 December 2037, increasing to £300 in 2037, and then doubling after every 25 years).

Building Insurance understood to be approx £329 per year. No service charges are administered.

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'.



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

A stunning GROUND FLOOR maisonette with its own PRIVATE REAR GARDEN that is directly accessed from the bi-fold doors that open from the impressive 23' open plan living and dining kitchen. Perfectly positioned between the Central Line station and the High Street, the property is superbly presented and just ready for the new owner to move straight in and enjoy being a stone's throw from all that this market town has to offer including shopping at the Monday Market, M&S food and Gail's or maybe a coffee at Fred & Doug's or one of the many other great cafes and coffee houses. At the weekend, acres of Epping Forest are just a stroll away.

THE ACCOMMODATION COMPRISES (ALL ON THE GROUND FLOOR)

ENTRANCE HALL

Two built-in storage cupboards.

OPEN-PLAN LIVING & DINING KITCHEN

23' 1" x 13' 2" max (7.04m x 4.01m)

Fully fitted with gloss-finish units incorporating a washing machine, fridge, freezer, Siemens induction hob, oven, microwave and dishwasher. Bi-fold doors open to the garden.

A modernist gas living flame fire sits within the chimney breast at the living room end of the room.

BEDROOM 1

12' 1" x 12' 0" (3.68m x 3.66m)

The measurement excludes the bay window which has a fitted bench seat including storage.

BEDROOM 2

12' 0" x 12' 0" (3.66m x 3.66m)

The measurement excludes the bay window but includes a fitted wardrobe.

BATHROOM, SHOWER & WC

9' 5" x 7' 10" (2.87m x 2.39m)

A contemporary suite comprises bath with shower attachment, lavatory, basin and shower cubicle.

EXTERIOR

The property stands behind an attractive set of wrought-iron railings.

To the rear is a walled and fenced garden which is laid to a low maintenance design of block-set and gravel with a good-size shed for storage. A gate opens to the driveway that leads to the side of the property allowing external access by foot to the front.

