

Total area: approx. 67.5 sq. metres (727.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

# Stevenette

9 Buckingham Road  
Epping, CM16 5AF  
£410,000



- Highly Desirable & Modern
- Allocated Parking
- Walking Distance To Amenities

- Outside Balcony
- Two Bath/Shower Rooms
- Bright & Spacious

### TENURE & SERVICE CHARGES

We understand the property to be leasehold with a 125 year term commencing 01/01/2014 and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

It is understood that an annual service charge in the region of £2,838 (payable in two half-yearly instalments) is payable in respect of buildings insurance, maintenance of the communal areas, refuse collection and window cleaning. Ground rent is understood to be £250 per year.

### SERVICES

All mains services are understood to be connected. No services or installations have been tested.

### COUNCIL TAX

Council Tax is payable to Epping Forest District Council - band 'E'.

### BROADBAND

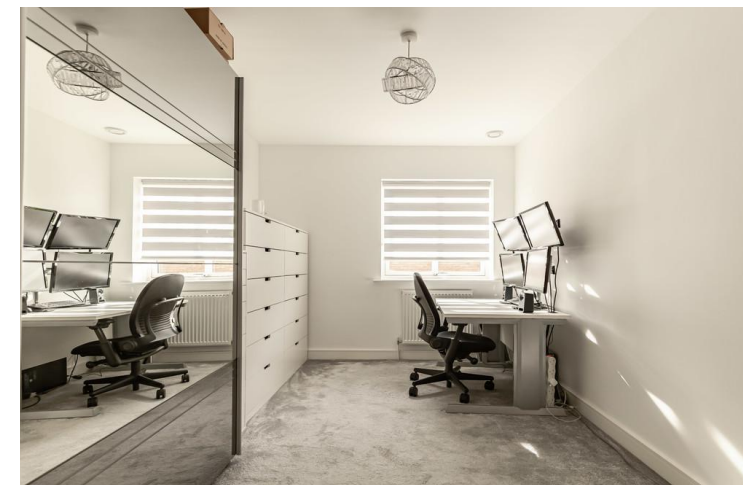
It is understood that Fibre Optic Broadband is available in this area.

### SCHOOL PRIORITY (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.

### ESTATE AGENTS ACT 1979 NOTICE

An owner of the property is a relative of the partners at Stevenette & Company LLP.



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

A desirable and spacious top floor apartment located within easy reach of Epping station and High Street with its bars, cafes, restaurants, pubs and market. Two bedrooms, an en-suite shower room, large living room with dining area and a well fitted kitchen with integrated appliances. There is an additional family bathroom, allocated parking, secure video entry system and outside space in the form of a balcony overlooking the popular Arboretum Development.

### SECOND FLOOR

### ENTRANCE HALL

### LIVING ROOM

13' 5" x 10' 5" (4.09m x 3.18m)

### DINING AREA

8' 05" x 7' 07" (2.57m x 2.31m)

### KITCHEN

7' 0 (max)" x 8' 06" (2.13m x 2.59m)

### BEDROOM 1

8' 08" x 10' 05" (2.64m x 3.18m)

### EN-SUITE

7' 0" x 4' 5" (2.13m x 1.35m)

### BEDROOM 2

14' 2" x 8' 06" (4.32m x 2.59m)

### BATHROOM

5' 03" x 8' 06" (1.6m x 2.59m)

### BALCONY

7' 0" x 4' 6" (2.13m x 1.37m)

### EXTERIOR

The flat benefits from its own balcony. The building forms part of a development which has areas of planting and borders an attractive parkland area.

### PARKING

The property has an allocated parking space.

