



- Secure Gated Community
- Allocated underground parking
- Close To Local Amenities
- Recent Double Glazing
- Modern Bathroom
- Kitchen with integrated appliances

Located within impressive grounds, this apartment forms part of Theydon Bower, one of Epping's most popular and exclusive gated developments.

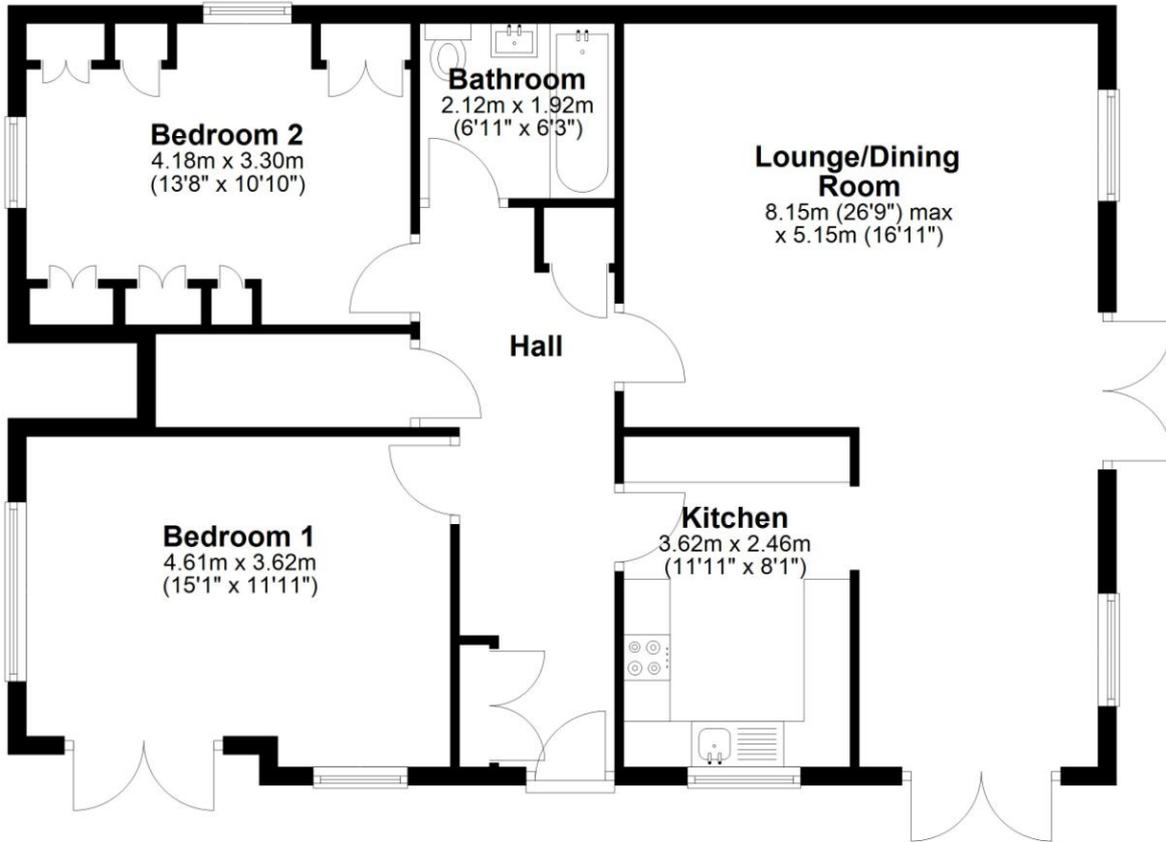
Within minutes' walk of the station, this apartment has been decorated throughout to a high specification with Amtico Flooring, granite work surfaces and sash windows. The property provides 2 generous double bedroom accommodation a modern fitted kitchen, complete with NEFF appliances and a bright, spacious reception room.



**7 Theydon Bower**  
**Epping, CM16 7AB**  
**£1,995 pcm**

## Ground Floor

Approx. 91.4 sq. metres (983.6 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

# Stevenette

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	75	77
(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

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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.