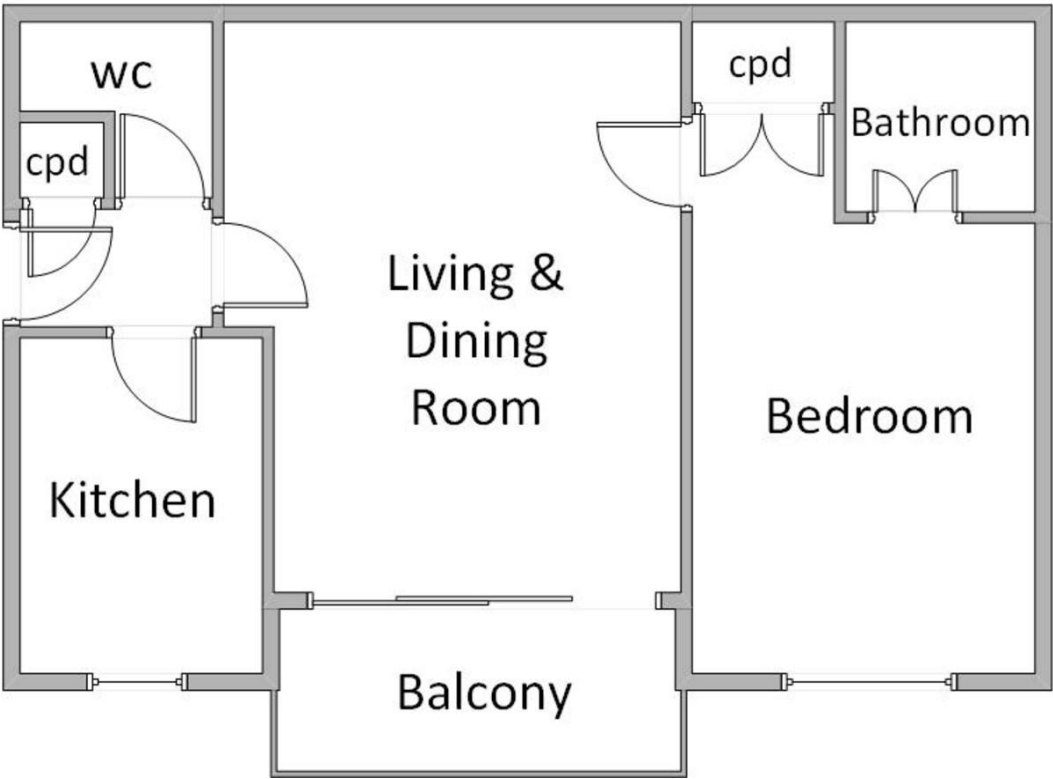


Gross Internal Floor Area (excluding balcony):  
Approximately 558 sq.ft./52 sq.m



FREE MARKET APPRAISAL

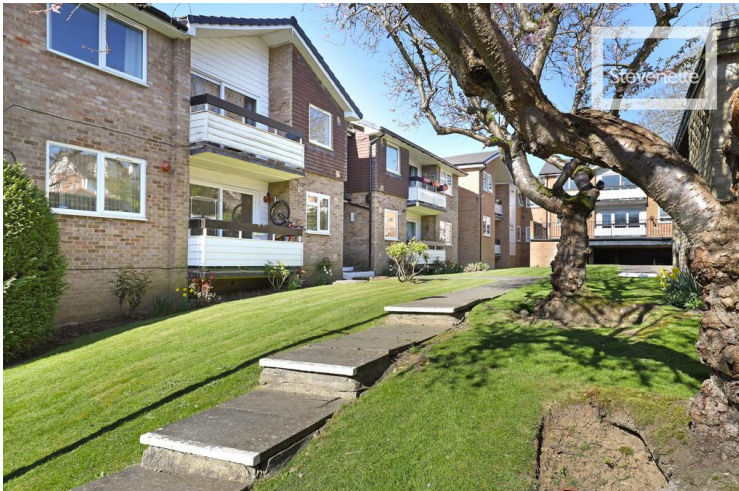
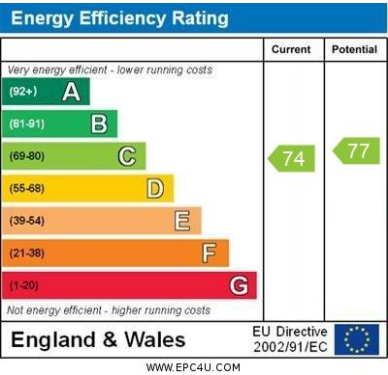
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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  
Email: enquiries@stevenette.com

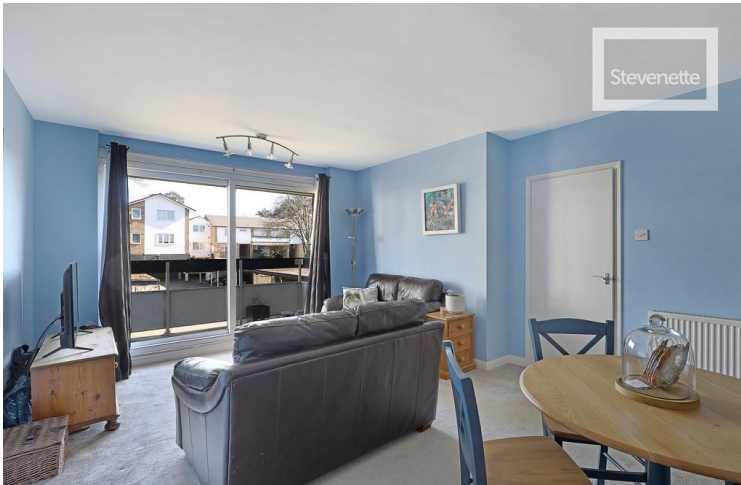
@StevenetteandCoLLP  
 @StevenetteandCo

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.



44 Cedar Court  
Epping, CM16 4HL  
£280,000





- First Floor Apartment
- Double Bedroom with En-suite
- Double Glazing
- Electric Central Heating
- Covered Parking Space
- Very Long Lease & Share of Freehold

Just minutes from the Central line station and a short stroll up to the High Street, this first floor apartment is perfectly placed for the town's amenities. A key attraction of the flat is its BALCONY that's accessed from the generous reception room, an extremely long lease and share of Freehold (982 years remaining) and covered allocated parking space. The apartment has been recently improved through the installation of a modern electric central heating system.

## GROUND FLOOR

## COMMUNAL HALL

Stairs up to

## FIRST FLOOR

## ENTRANCE HALL

Built-in cloaks cupboard.

## LIVING & DINING ROOM

16' 11" x 13' 3 (Max)" (5.16m x 4.04m)

Sliding patio doors open to the:

## BALCONY

## KITCHEN

10' 1" x 7' 3" (3.07m x 2.21m)

## WC

## BEDROOM

12' 11" x 9' 11" (3.94m x 3.02m)

Two built-in wardrobes and large airing cupboard concealing the electric boiler (that heats a system of hot-water filled radiators) and hot water tank.

## BATHROOM

5' 9" x 5' 8" (1.75m x 1.73m)

## EXTERIOR

The development includes communal areas hosting a number of mature trees and planted areas.

The apartment has an allocated and covered parking space which can be reached by a staircase leading down from the communal hallway. Further visitor parking spaces are available (one visitor permit is allocated to the apartment).

## 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 be 999 years commencing 9 December 2008 (982 years remaining) and share of Freehold.

## SERVICE CHARGES

We understand the current service charge to be in the region of £2175 and this includes payment for maintenance, lighting and cleaning of communal areas, building insurance and management of the development.

## COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

## SERVICES

Mains electricity, water and drainage 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.



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

