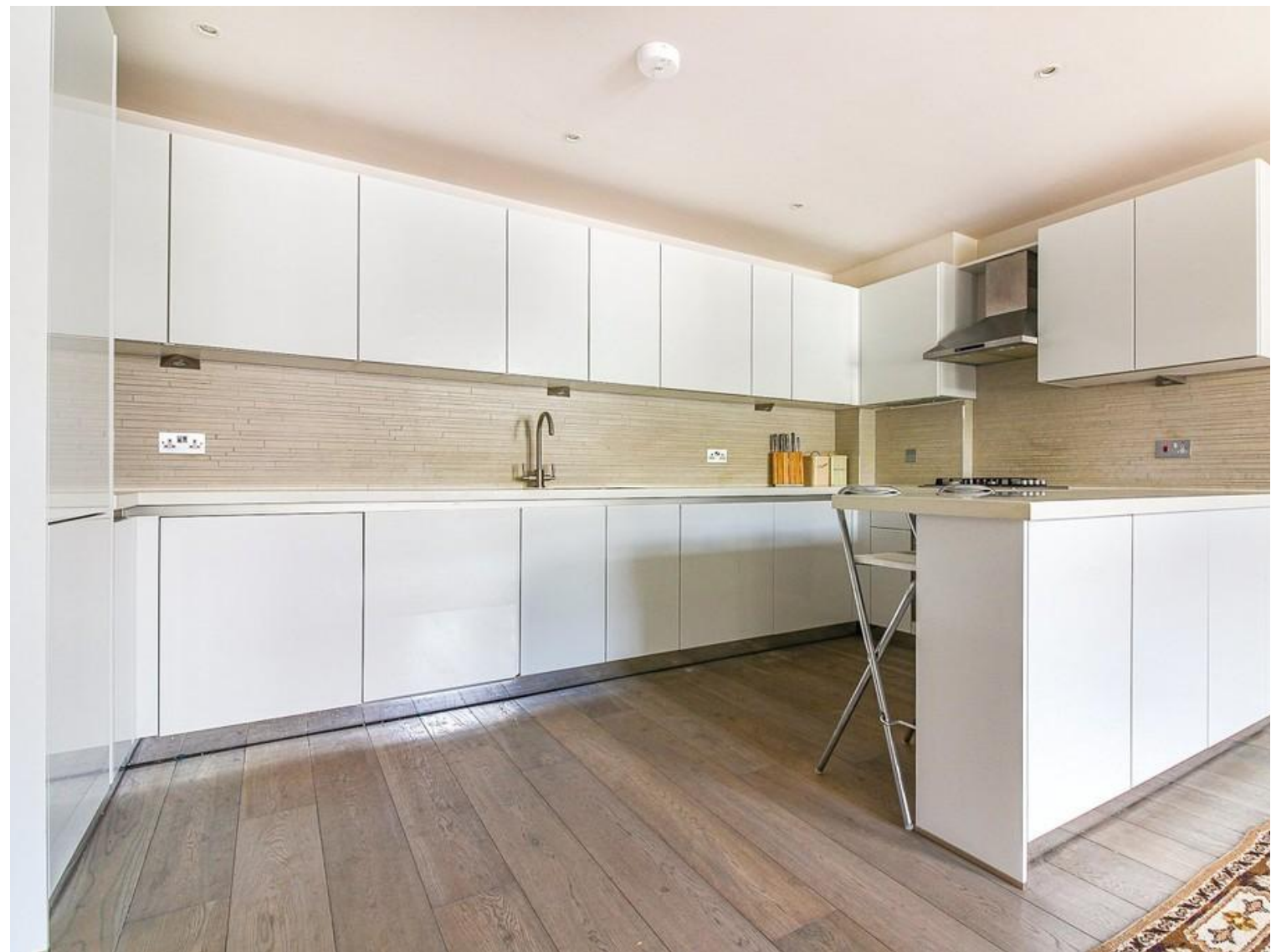


Floorplan Drawn By Stevenette & Company  
 Gross Internal Floor Area Approximately:  
 761 sq.ft. / 71 sq.m.



**FREE MARKET APPRAISAL**

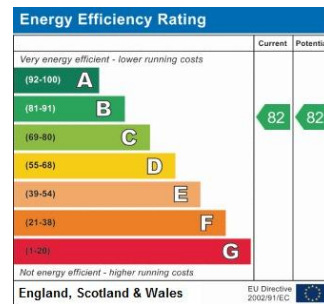
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**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.



2 Bakers Court  
 Epping, CM16 4LW  
 Offers In Excess Of £410,000





space with a retractable security bollard. Within the car park is a communal cycle-storage shed and bin store.

**TENURE AND SERVICE CHARGES**

The property is understood to be Leasehold with the lease being 125 years commencing in 2014.

We understood that annual service charge is in the region of £2,400 is administered in respect of maintenance and cleaning of the communal areas, communal lighting, buildings insurance and block management. Ground rent is understood to be in the region of £400 per annum.

**SERVICES**

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

**SCHOOL PRIORITY (CATCHMENT) AREA**

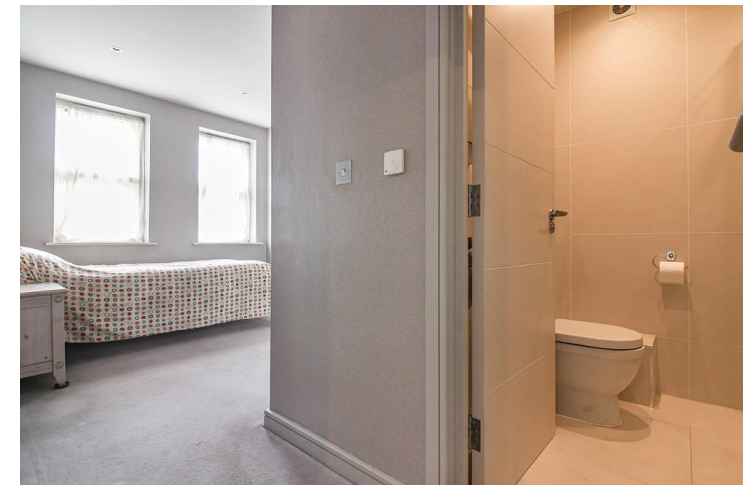
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.

**COUNCIL TAX**

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

**BROADBAND**

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



- First Floor Flat
- High Specification Development
- Allocated Parking with Bollard
- Double Glazing
- Gas Central Heating (Underfloor)
- Highly Convenient Location

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

This first-floor apartment is one of just eight in this exclusive development constructed in 2014, in our opinion, one of the best layouts and views which take in Epping's High Street. The apartment includes a number of good quality features including a contemporary kitchen with integral Siemens appliances, integrated Sky TV points, 2 well-appointed bath/shower rooms, gas-fired underfloor heating and a parking space. The development stands within ½ mile of Epping Central Line Station and on the doorstep of the vibrant High Street and its many cafes, restaurants, bars, shops and amenities.

**COMMUNAL HALL AND STAIRS**

Entered via a Video Intercom Entry system and stylishly-presented, the apartment is accessed via a hallway, corridor and flight of stairs which leads to a lobby from which just 2 apartments are served.

**HALLWAY**

With generous storage cupboard.

**OPEN PLAN LIVING, DINING AND KITCHEN**

21' 2" x 15' 8" (6.45m x 4.78m)

**BEDROOM 1** 15' 4" x 8' 5" (4.67m x 2.57m)

Including a built-in wardrobe.

**EN-SUITE SHOWER & WC**

**BEDROOM 2**

14' 3" x 8' 5" (4.34m x 2.57m)

Including a built-in wardrobe.

**BATHROOM**

**EXTERNAL**

The property is accessed from Hemnall Street and has a tarmac parking area within which Flat 2 has an allocated

