



FAIRLAWNS
TIDYS LANE, EPPING



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Set within this sought after location and being within walking distance to Epping Underground Station and the High Street is this spacious two bedroom ground floor apartment.

In brief, the communal entrance leads through to the lounge 19'8" x 13'10", open plan through to the dining room 12' x 11'2" and comprehensively fitted kitchen 13'11" x 9'7".

There are two double bedrooms measuring 13'11" x 11'4" and 12'9" x 7'8" in addition to family bathroom shower room/WC.

Throughout the property there is double glazed windows and warm air heating.

Externally, to the front and rear of the property there are communal green areas and the property benefits from two single garages with up and over doors.

Personal viewing is absolutely essential to fully appreciate the size and standard of accommodation which is offered with no onward chain.

Ref No. 5025-20. EPC D.

PRICE: £449,950



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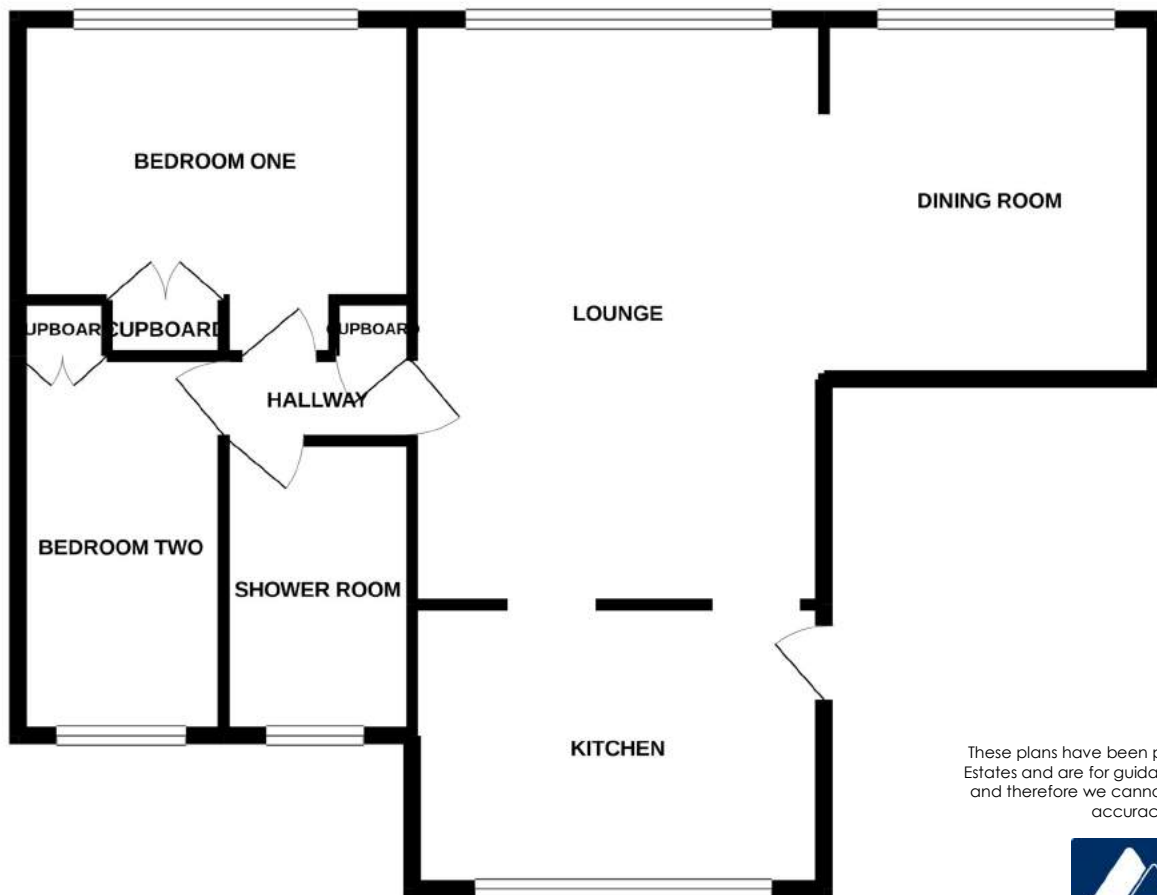
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THE ACCOMMODATION COMPRISES

ENTRANCE:	Communal entrance and hallways. Entrance door leads through to the kitchen.
KITCHEN 13'11" X 9'7":	Comprehensively fitted in a range of high gloss cabinets and drawers beneath work surfaces with matching eye level units above. Inset sink unit. Built-in stainless oven and four ring electric hob with extractor above. Plumbing and space for washing machine and dryer. Built-in fridge/freezer and dishwasher. Fitted breakfast bar. Cupboard housing the boiler. Tiled flooring and part tiled walls. Double glazed window to the rear.
LOUNGE 19'8" X 13'10":	Double glazed window to the front. TV Point. Coved ceiling. Open plan through to the dining room.
DINING ROOM 12' X 11'2":	Double glazed window to the front. Coved ceiling.
HALLWAY:	Storage cupboard housing the hot water cylinder.
BEDROOM ONE 13'11" X 11'4":	Double glazed window to the front. Fitted wardrobes to two walls with double bed recess. Storage cupboard. TV Point.
BEDROOM TWO 12'9" X 7'8":	Double glazed window to the rear. Storage cupboard.
SHOWER ROOM/WC 9'6" X 5'1":	White suite comprising vanity until with built in wash hand basin and WC with wall flush. Shower cubicle with glazed door. Tiled flooring and walls. Radiator. Obscure double glazed window to the rear.
EXTERIOR:	As previously mentioned the property is set within this sought after turning being within walking distance to Epping Underground Station, Epping High Street and a stones throw from Stonards Hill Park. The property benefits from two single garages, one having power, light and electrically operated up and over door.
AGENTS NOTE:	We understand from the current vendors that there is approximately 980 years remaining on the lease. The ground rent & service charge is approximately £1,621.35 per annum and the council tax band is E. Details must be checked and verified by any interested parties legal representatives.

In accordance with the Estate Agents Act 1988, please note that the vendor is a relative of an employee at Davis Estates.



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