



High Street, Epping, CM16

£1,450pcm

Hammond
& Smith

Property Description

AVAILABLE LATE APRIL ON AN UNFURNISHED BASIS is this luxury duplex conveniently placed on Epping High Street, is ideal for those who want modern living in a central location.

Arriving in the entrance hall you can't help but look up, as light floods in from the stylish vaulted skylight above. Full of joy and splashes of colour, the first floor includes an open plan living space and polished shower room. The dark grey seamless kitchen provides a beautifully blended backdrop to an impeccable living space that's perfect for cooking, dining, entertaining and lounging.

Upstairs you will find two double bedrooms. The impressive master benefits from a dressing area with fitted wardrobes and contemporary en-suite bathroom with sophisticated elegance.

Lovingly redeveloped in 2017, this is a home with heart and you cannot help but be impressed by it! It is a fantastic example of luxury living in the centre of Epping.

This period conversion was originally a former bank and its prime location offers a wealth of shops, eateries and boutiques on your doorstep. The London Underground's Central Line is of course only a short walk away. Although you are in the heart of Epping the countryside is not far away with fantastic walks across Stonard's Park into the near by woodland.

EPC Rating: C



Key Features

- ✓ AVAILABLE LATE APRIL
- ✓ LUXURY DUPLEX
- ✓ MODERN SHOWER ROOM
- ✓ HIGH STREET LOCATION
- ✓ GATED SECURITY ENTRY SYSTEM
- ✓ TWO DOUBLE BEDROOMS
- ✓ OPEN PLAN LIVING
- ✓ UNFURNISHED
- ✓ EN-SUITE BATHROOM
- ✓ BESPOKE FITTED KITCHEN



Rooms

Entrance Hall

Open Plan Living

17' 12" x 16' 12" (5.49m x 5.18m)

Shower Room

5' 0" x 5' 12" (1.52m x 1.83m)

Top Floor

Master Bedroom

16' 12" x 8' 12" (5.18m x 2.74m)

17'05 x 9'05 Max

En-Suite Bathroom

7' 12" x 5' 0" (2.44m x 1.52m)

Bedroom Two

8' 12" x 6' 12" (2.74m x 2.13m)

TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

DATE

The Earliest date the property will be available is the 29th April 2022 subject to references.

HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

DEPOSIT

The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

FURNITURE

The property is available on an UNFURNISHED basis, although there are white goods included.

UTILITY BILLS

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.





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