



**Hartland Road, Epping, CM16**

£1,500pcm

Hammond  
& Smith

## Property Description

A spacious three bedroom apartment in the popular development of Pine View Manor, Epping. Available early May this home is in a great spot!

Sitting off the peaceful turning of Hartland Road, Pine View Manor is a desirable development. Located on the second floor this apartment offers great sized rooms throughout. The lounge/diner includes French doors onto a Juliette balcony and the galley style kitchen offers fitted units with integrated appliances. With three double bedrooms there is plenty of choice here - with two of the three rooms also offering fitted wardrobes ready for you to unpack. Completing this apartment is the shower room with a spacious vanity unit to keep all your bathroom goods neatly stored away. With residents parking and a separate garage, this apartment is a great spot for commuters or even those working from home.

Pine View Manor is a pleasant stroll to Epping's historic High Street, full of charm, great shops, cafes and more. With an M&S Foodhall, a superb local butchers (Church's) and Tesco supermarket in location you have lots of shopping choice here. What's more, Epping offers great commuter links, close to the M11 and of course the underground Central Line taking you into the city in around 20 minutes. A great spot to call home.



## Key Features

- ✓ AVAILABLE EARLY MAY
- ✓ THREE DOUBLE BEDROOMS
- ✓ FULLY FITTED KITCHEN
- ✓ WALKING DISTANCE TO STATION/HIGH STREET
- ✓ GARAGE EN BLOC
- ✓ RESIDENTS PARKING
- ✓ BALCONY
- ✓ COMMUNAL GARDENS



# Rooms

## Communal Entrance

## Front Door

## Entrance Hallway

10' 2" x 3' 5" (3.09m x 1.03m)

## Lounge/Diner

17' 7" x 13' 7" (5.36m x 4.15m)

## Kitchen

10' 2" x 7' 10" (3.11m x 2.38m)

## Bedroom One

13' 12" x 9' 12" (4.26m x 3.04m)

4.263m max x 3.045m

## Bedroom Two

14' 1" x 10' 0" (4.28m x 3.06m)

4.284m max x 3.066m max

## Bedroom Three

9' 5" x 13' 4" (2.86m x 4.07m)

## Separate WC

## Shower Room

6' 8" x 5' 5" (2.02m x 1.64m)

## TERM

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

## DATE

The Earliest date the property will be available is the 6th May 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.

# External Areas

## Garden









**Hammond & Smith**

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