



Albany Court, Epping, CM16

£2,000pcm

*Hammond
& Smith*

Property Description

Available late July is this beautiful four bedroom townhouse TO LET. Perfectly located in Albany Court, Epping, this is one to snap up quick!

With off road parking and stylish exterior, this townhouse is a great find. Inside you'll find a stylish kitchen overlooking the rear garden, along with the dining room. Completing the ground floor is a handy shower room with WC.

Heading upstairs the lounge is a great size - with pops of colour this is a happy place to be. We love the sash windows with plantation shutters flooding the room with plenty of natural light. Also on the first floor you'll find the first of the four bedrooms. Up on the second floor are three further bedrooms and the family bathroom.

Completing this fabulous home the garden is smart and low maintenance, providing the perfect place to sit and enjoy the sun.

Albany Court is primely placed in Epping only moments to the High Street. If you're new to the area, Epping is a great spot for families to call home, with many parks, restaurants and a great selection of local schools. What's more you have the Forest on your doorstep with the Central Line only a short walk away. A wonderful place to live.

EPC Rating: D



Key Features

- ✓ AVAILABLE LATE JULY
- ✓ FOUR BEDROOMS
- ✓ WALKING DISTANCE TO STATION/HIGH STREET
- ✓ MODERN DECOR THROUGHOUT
- ✓ SASH STYLE WINDOWS
- ✓ OFF STREET PARKING
- ✓ GAS RADIATOR HEATING
- ✓ FRESHLY DECORATED
- ✓ LOTS OF STORAGE THROUGHOUT
- ✓ UNFURNISHED



Rooms

Front Door

Entrance Hallway

Downstairs Shower Room

8' 11" x 2' 7" (2.73m x 0.79m)

Fully Fitted Kitchen

14' 8" x 11' 12" (4.47m x 3.66m)

14'8 > 8'8 x 12'

Dining Room

15' 3" x 7' 6" (4.65m x 2.29m)

Stairs Leading To

Living Room

15' 6" x 14' 9" (4.72m x 4.5m)

Bedroom Three

14' 8" x 6' 2" (4.47m x 1.88m)

Stairs Leading To

Bedroom One

13' 5" x 8' 4" (4.09m x 2.54m)

Bedroom Two

15' 4" x 5' 12" (4.67m x 1.83m)

Bedroom Four or Study

10' 0" x 8' 3" (3.05m x 2.51m)

10' > 8'3 x 6'2

Family Bathroom

9' 3" x 4' 6" (2.82m x 1.37m)

Rear Garden

TERM

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

DATE

The Earliest date the property will be available is the 22nd July 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 misleading 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





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