



Charles Street, Epping, CM16

£1,500pcm

Hammond
& Smith

Property Description

AVAILABLE MID-JUNE IS THIS NEWLY REFURBISHED TWO BEDROOM PROPERTY. The property comprises of an entrance hallway, lounge/dining area, fully fitted kitchen, separate kitchen area with an island, master bedroom with fitted wardrobe space, a second bedroom with fitted wardrobes and family bathroom. In addition the property offers off street parking, side access and is within walking distance to Epping high street and Epping underground station. Completing this home, the secluded garden is a real gem. Beautifully balanced with patio, lawn and mature green foliage this is a great spot for entertaining friends. The property is available on an UNFURNISHED BASIS.

CM16s charms need little introduction but if you're new to the area, Charles Street would make a great location for any prospective tenant - and perhaps a standout spot for a first home. Weekend adventures await you here, hopping on the tube and arriving in the city within 20 minutes; or taking a short walk to Epping's fabulous High Street, enjoying a coffee followed by a stroll in the forest. With plenty of warmth and charm, this home is ready to welcome its new homeowners.



Key Features

- ✓ AVAILABLE MID-JUNE
- ✓ NEWLY REDECORATED
- ✓ OFF STREET PARKING
- ✓ WALKING DISTANCE TO STATION/HIGH STREET
- ✓ FULLY FITTED KITCHEN
- ✓ GAS CENTRAL HEATING
- ✓ SIDE ACCESS
- ✓ UNFURNISHED



Rooms

Front Door

Entrance Hallway

Lounge Area

12' 10" x 11' 9" (3.92m x 3.57m)

Dining Area

10' 4" x 14' 9" (3.14m x 4.49m)

3.148m x 4.491m > 3.212m

Kitchen

12' 2" x 8' 1" (3.72m x 2.46m)

3.728m x 2.468m max

Separate Kitchen Area

11' 11" x 5' 9" (3.62m x 1.76m)

Bedroom One

12' 9" x 11' 8" (3.88m x 3.56m)

3.888m max x 3.560m max

Bedroom Two

11' 3" x 6' 11" (3.42m x 2.11m)

Family Bathroom

9' 12" x 7' 5" (3.04m x 2.25m)

3.040m max x 2.256m max

TERM

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

DATE

The Earliest date the property will be available is the 17th June 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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