



**Woodland Grove, Epping, CM16**

£1,400pcm

*Hammond  
& Smith*

# Property Description

Available MID-JULY is this fresh and fabulous two bedroom ground floor apartment TO LET located in the heart of Epping.

Providing all the essential's for you to simply move in and unpack, this stylish home is a perfect blank canvas. With a fresh lick of paint, spacious rooms and lots of natural light. The apartments of Woodland Grove are desirable properties, a stones throw from the station and a pleasant stroll to the high street. This home provides a good sized lounge/ diner and beautifully fitted shaker style kitchen, with integrated appliances and stylish Victorian style floor tiles. Completing this home you will find two bedrooms and the family bathroom.

The desirable locale of Epping offers a wonderful array of shops, restaurants and cafes amongst the beautiful historic hotspot of Epping Forest. With a vibrant local community and all the buzz of London a short tube ride away, it's easy to see why this end of the Central Line is so popular. All told, this apartment is one not to miss!

EPC Rating: C



## Key Features

- ✓ AVAILABLE MID-JULY
- ✓ GROUND FLOOR APARTMENT
- ✓ MODERN FITTED KITCHEN
- ✓ CLOSE TO STATION
- ✓ NEWLY DECORATED
- ✓ ALLOCATED PARKING
- ✓ CLOSE TO EPPING HIGH STREET
- ✓ UNFURNISHED



# Rooms

## Front Door

## Entrance Hall

## Lounge/ Diner

16' 2" x 11' 7" (4.94m x 3.54m)

## Kitchen

10' 2" x 5' 11" (3.1m x 1.8m)

## Bedroom One

15' 5" x 9' 2" (4.69m x 2.79m)

## Bedroom Two

8' 8" x 8' 4" (2.63m x 2.53m)

## Bathroom

7' 4" x 5' 2" (2.23m x 1.58m)

## TERM

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

## DATE

The Earliest date the property will be available is the 15th 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 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

**Communal Garden**

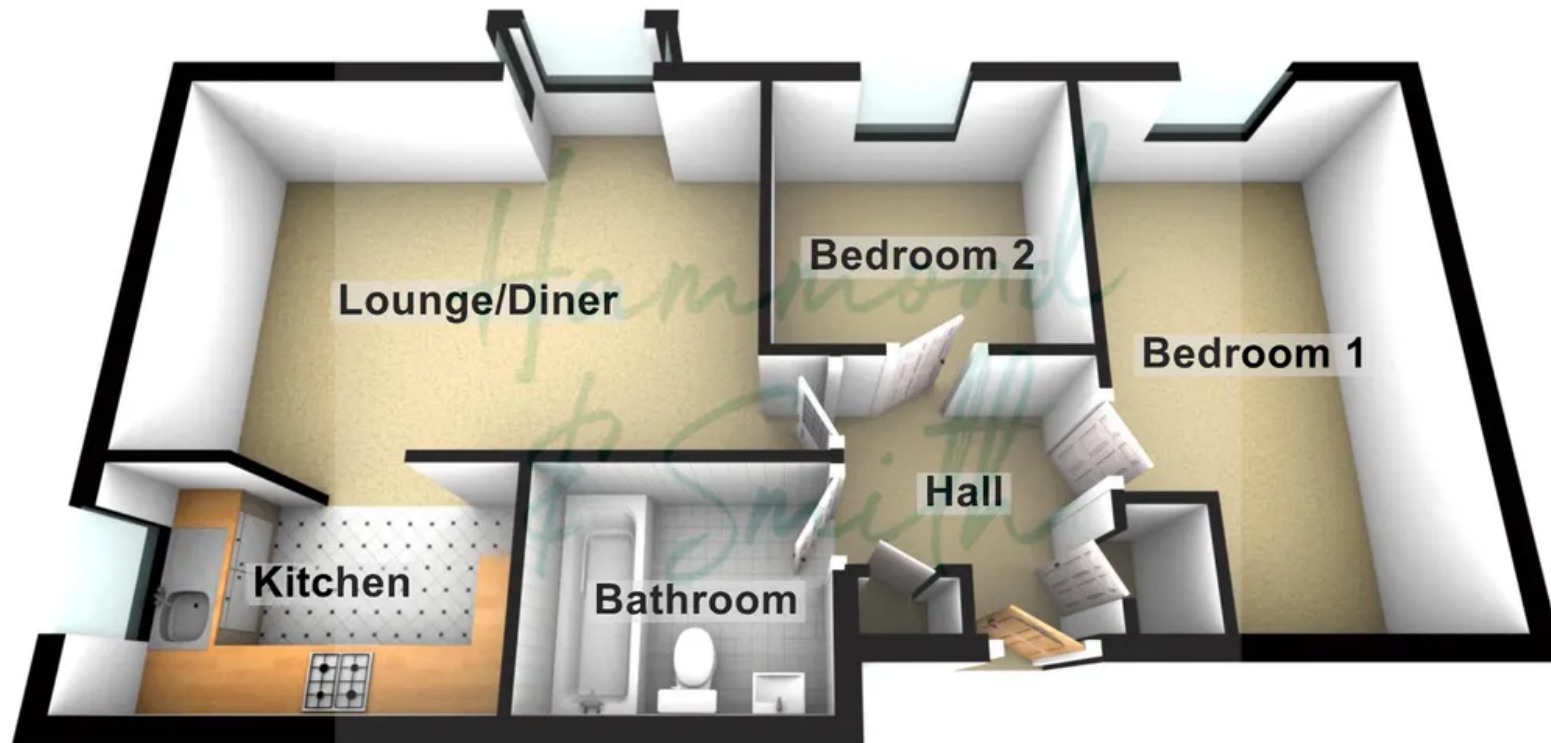
**Allocated Parking**

**2 Parking Spaces**



All

## Ground Floor



Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
Plan produced using PlanUp.



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