



263 High Street, Epping, CM16
£1,300pcm



Property Description

AVAILABLE EARLY SEPTEMBER IS THIS FULLY REFURBISHED TWO BEDROOM GROUND FLOOR APARTMENT. This property is located within minutes of Epping High Street and Underground Station. The Property comprises of two double bedrooms, luxury fully fitted kitchen with integrated appliances, three-piece modern bathroom and an open plan lounge area. In addition the property offers parking, telephone entry system and gas central heating. The property is available on an UNFURNISHED BASIS.



Key Features

- ✓ AVAILABLE EARLY SEPTEMBER
- ✓ HIGH STREET LOCATION
- ✓ WALKING DISTANCE TO STATION
- ✓ INTERGRATED APPLIANCES
- ✓ TWO BEDROOMS
- ✓ MODERN BATHROOM
- ✓ PARKING AVAILABLE
- ✓ GAS CENTRAL HEATING



Rooms

Communal Entrance

Front Door

Lounge/Dining Room

14' 8" x 9' 5" (4.47m x 2.87m)

Bedroom Two

9' 5" x 9' 4" (2.87m x 2.84m)

Kitchen Area

11' 1" x 9' 5" (3.38m x 2.87m)

Family Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)

Bedroom One

12' 7" x 9' 7" (3.84m x 2.92m)

TELEPHONE ENTRY SYSTEM

TERM

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

DATE

The Earliest date the property will be available is the 2nd September 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.



BUTTERCROSS LANE



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