

Flat 2

The Saddlery 1B Buttercross Lane, Epping

Council Tax band: C

Tenure: Leasehold

- AVAILABLE NOW
- ONE DOUBLE BEDROOM
- WALKING DISTANCE TO EPPING STATION
- TELEPHONE ENTRY SYSTEM
- SEPARATE WC
- HIGH STREET LOCATION
- GAS CENTRAL HEATING
- UNFURNISHED



Communal Entrance

Stairs Leading To

Front Door

Entrance Hall/ Study Area

13' 5" x 8' 10" (4.09m x 2.7m)

4.099m > 2.432m x 2.701m > 1.886m

WC

5' 0" x 2' 4" (1.53m x 0.72m)

Lounge/ Kitchen/ Diner

24' 1" x 14' 6" (7.33m x 4.42m)

Bedroom One

14' 10" x 8' 11" (4.52m x 2.73m)

En-Suite Bathroom

8' 6" x 6' 8" (2.58m x 2.02m)

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 20th May 2023 May 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.





