

2 Dane Lodge

, Epping

A stand out two bedroom first floor apartment, steps away from Epping's fabulous high street and available now TO LET. With its handsome Edwardian exterior and beautiful interior to match, this is a wonderful place to call home.

Council Tax band: E

Tenure: Leasehold

- AVAILABLE MID-MAY
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- MODERN DECOR THROUGHOUT
- FULLY FITTED MODERN KITCHEN
- COMMUNAL GARDEN



Ground Floor Entrance

Stairs Leading To

Landing

Kitchen/ Breakfast Room

16' 2" x 11' 10" (4.94m x 3.60m)

Lounge/ Diner

18' 0" x 11' 10" (5.48m x 3.60m)

Bedroom One

15' 9" x 11' 0" (4.80m x 3.36m)

En-Suite Shower Room

Bedroom Two

12' 0" x 11' 2" (3.66m x 3.41m)

Family Bathroom

6' 11" x 6' 8" (2.11m x 2.04m)

TERM

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

DATE

The Earliest date the property will be available is the 18th May 2024 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

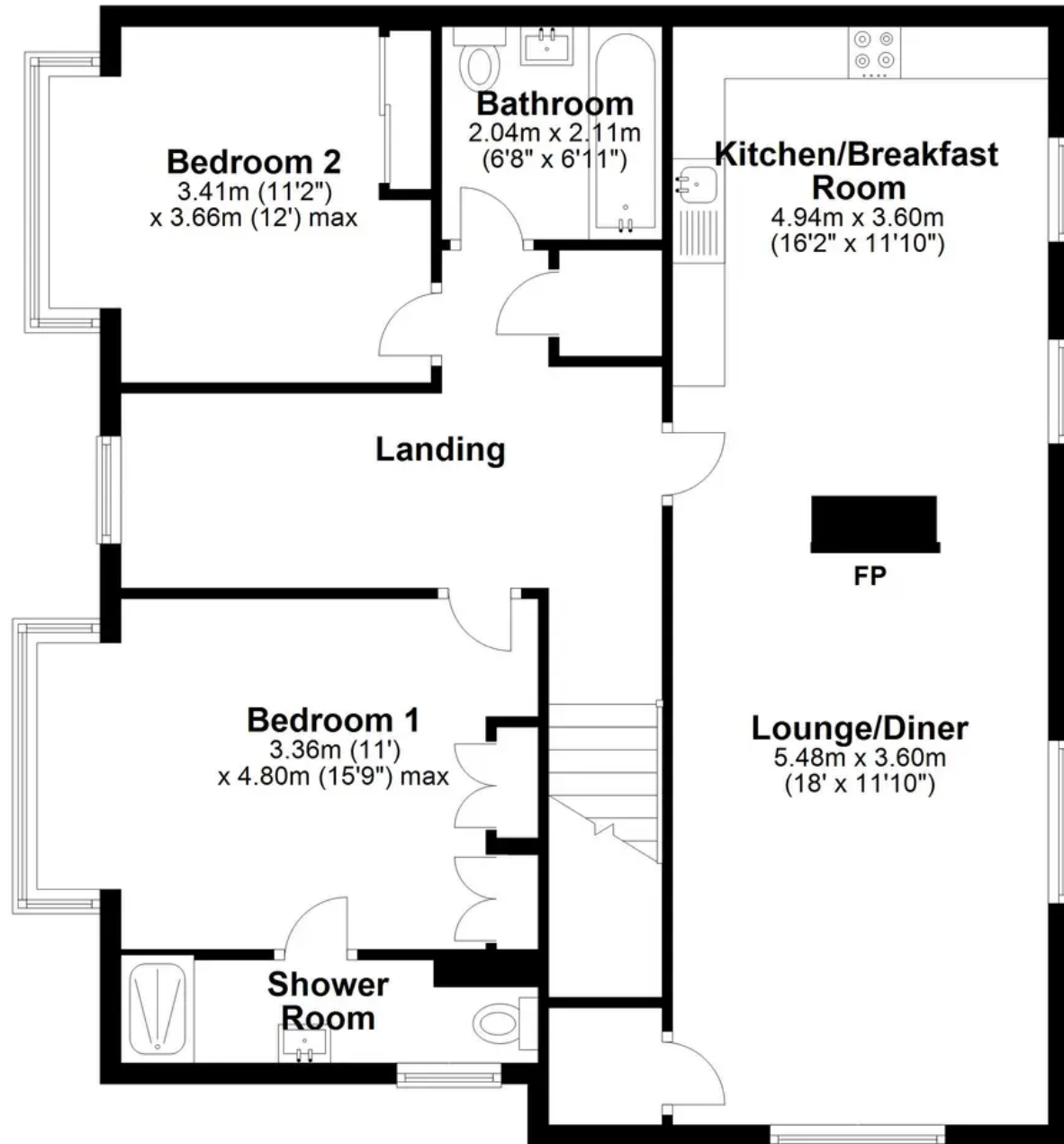
The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.





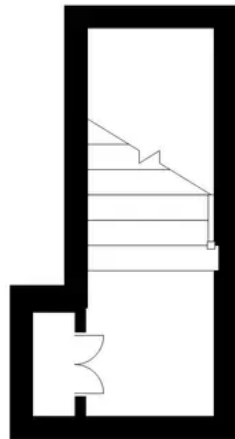
First Floor

Approx. 93.0 sq. metres (1001.1 sq. feet)



Ground Floor

Approx. 4.1 sq. metres (43.7 sq. feet)



Total area: approx. 97.1 sq. metres (1044.9 sq. feet)