

# 62 Buckingham Road

Epping, Epping

AVAILABLE LATE NOVEMBER is this sleek and stylish two bedroom apartment on Buckingham Road.  
Council Tax band: E

Tenure: Leasehold

- AVAILABLE LATE NOVEMBER
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- TWO BATHROOMS
- MODERN DECOR THROUGHOUT
- BALCONY
- UNFURNISHED



## Front Door

## Entrance Hall

11' 6" x 6' 7" (3.50m x 2.00m)

## Open Plan Living

26' 9" x 11' 6" (8.15m x 3.51m)

## Bedroom One

11' 6" x 10' 6" (3.50m x 3.20m)

## En-Suite Shower Room

## Bedroom Two

10' 6" x 8' 6" (3.20m x 2.60m)

## Family Bathroom

## TERM

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

## DATE

The Earliest date the property will be available is the 27th November 2023 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 misleading 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

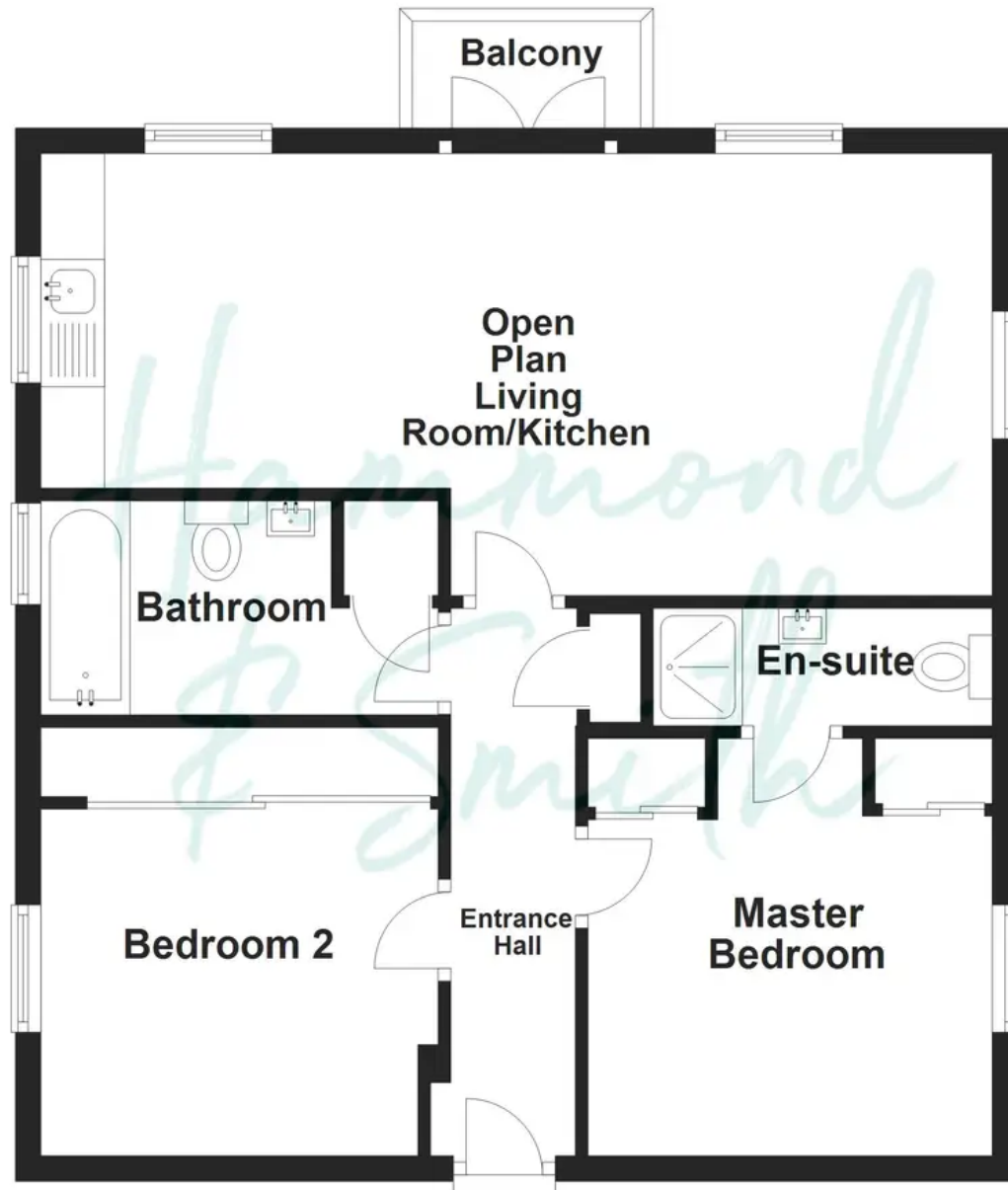
All Utility Payments are responsible for the tenants







# 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.