

# 6 Hemnall Mews, Hemnall Street

Epping, Epping

AVAILABLE MID-DECEMBER is this spacious and bright two bedroom top floor apartment. Sitting in the prime position of Hemnall Mews, Epping.

Council Tax band: E

Tenure: Leasehold

- AVAILABLE MID-DECEMBER
- LIFT ACCESS
- EN-SUITE TO MASTER
- SECURE UNDERGROUND PARKING
- TWO BEDROOMS
- WALKING DISTANCE TO EPPING HIGH STREET & UNDERGROUND STATION
- SECOND FLOOR
- TWO BATHROOMS



## Communal Entrance

### Front Door

### Entrance Hallway

13' 5" x 3' 5" (4.09m x 1.04m)

### Lounge

15' 4" x 7' 6" (4.67m x 2.29m)

### Kitchen/ Diner

10' 7" x 10' 0" (3.23m x 3.05m)

### Bedroom One

10' 11" x 10' 1" (3.33m x 3.07m)

### En-Suite Shower Room

### Bedroom Two

10' 0" x 5' 10" (3.06m x 1.78m)

### Family Bathroom

8' 2" x 7' 4" (2.50m x 2.23m)

## 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 December 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.





