

# Flat 12

Edmunds House 40-42 Hemnall Street,  
Epping

Council Tax band: E

Tenure: Leasehold

- TOWN CENTRE LOCATION
- ALLOCATED PARKING
- IDEAL BUY TO LET OR FIRST TIME BUY
- LEASE EXTENDED
- SHORT WALK TO EPPING STATION
- IN EXCESS OF 600SQFT
- EN-SUITE TO PRIMARY BEDROOM





**Hall**

**Lounge/ Diner**

15' 9" x 12' 5" (4.80m x 3.78m)

**Kitchen**

8' 1" x 6' 3" (2.46m x 1.90m)

**Bedroom One**

14' 4" x 9' 4" (4.36m x 2.85m)

**Shower Room**

10' 10" x 3' 8" (3.30m x 1.11m)

**Bedroom Two**

8' 8" x 11' 6" (2.63m x 3.50m)

**Bathroom**

5' 4" x 8' 1" (1.62m x 2.46m)



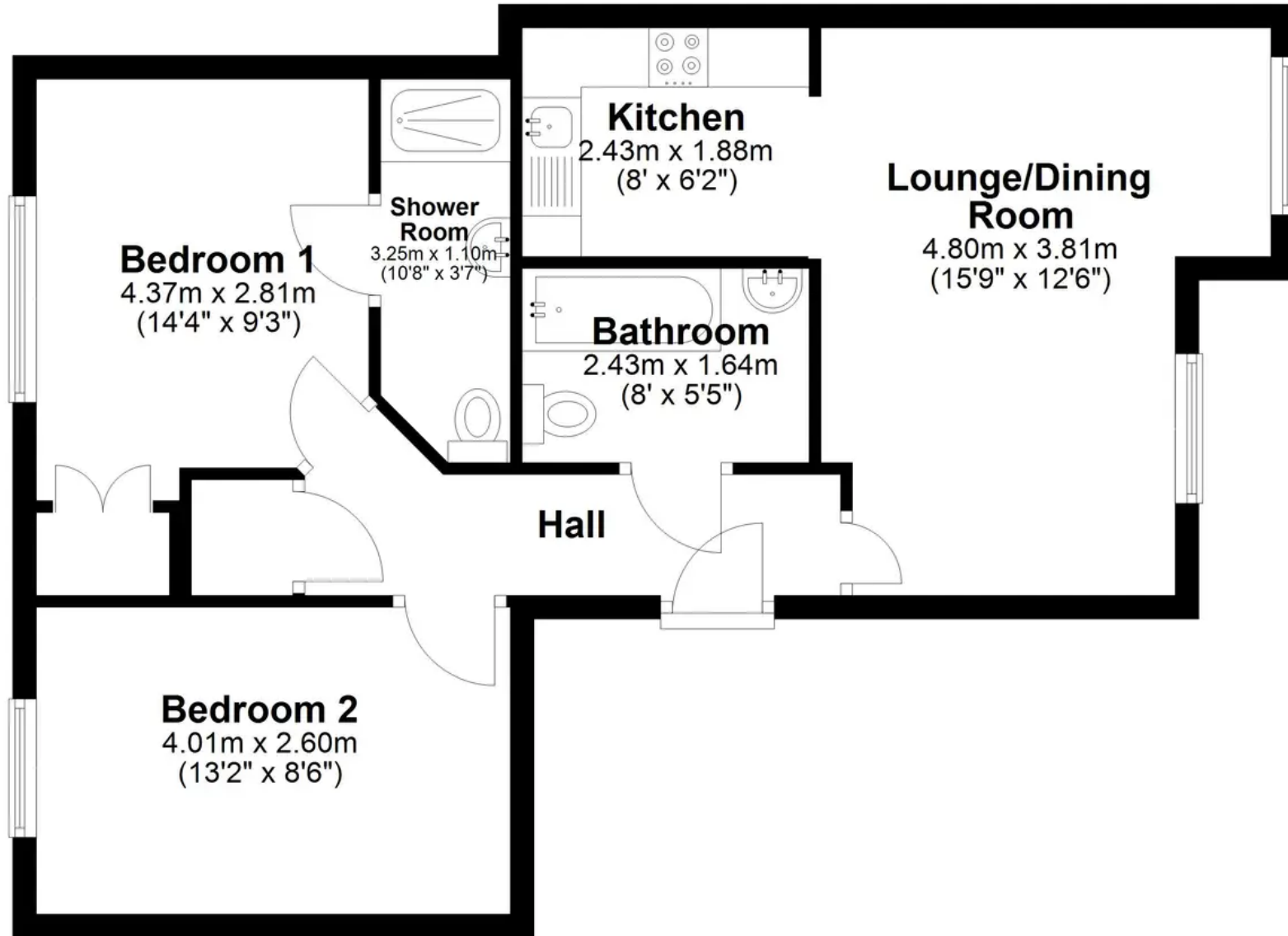
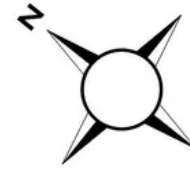






## Second Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 56.8 sq. metres (611.7 sq. feet)