


# 19 Willow Heights, Epping Road

Little Stanion, NN18 8GS

Simpson West

Simpson West are delighted to offer to the market, with NO ONWARD CHAIN, this exclusive two bedroom penthouse apartment, situated within the highly sought after modern village of Little Stanion and presented in outstanding condition throughout.

Occupying an enviable top floor position, this superb home offers spacious and stylish accommodation with a high quality finish throughout. The standout feature is the impressive open plan lounge, kitchen and dining area, creating a fantastic space for both everyday living and entertaining. Filled with natural light, the room enjoys patio doors leading directly onto a private balcony, providing the perfect place to enjoy a morning coffee, unwind after a long day, or entertain friends during the warmer months.

The contemporary kitchen has been thoughtfully designed and features modern fitted units, quartz work surfaces, and a range of integrated appliances including a double oven, dishwasher, fridge/freezer and induction hob. A separate utility room provides plumbing and space for additional appliances.

The apartment offers two generously sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en suite shower room. Finished to an excellent standard, the en suite features a large shower enclosure, tiling, modern fittings and a chrome heated towel rail. The second bedroom is equally well proportioned and is served by a beautifully presented family bathroom, complete with full height tiling, contemporary wall mounted fittings, chrome heated towel rail and a shower over the bath.
Further benefits include lift access to all floors, allocated parking within a secure gated car park, and additional visitor parking for guests.

Viewing is highly recommended to fully appreciate the space, specification, and lifestyle on offer.

EPC Rating -B. Council Tax Band- B. Tenure: Leasehold. Ground Rent and service charge approx £2030 p/a.

Lease Remaining: Approximately 120 years

£170,000

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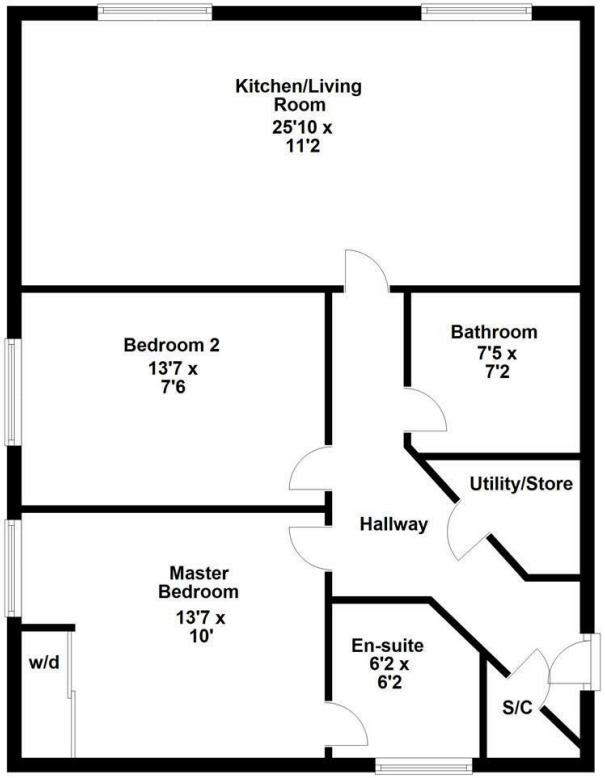




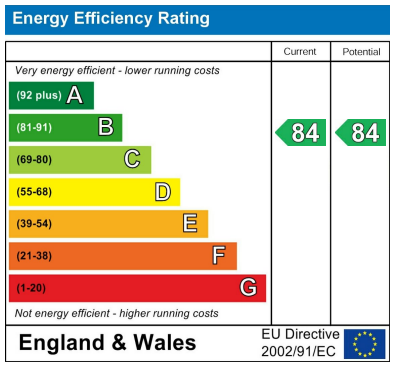


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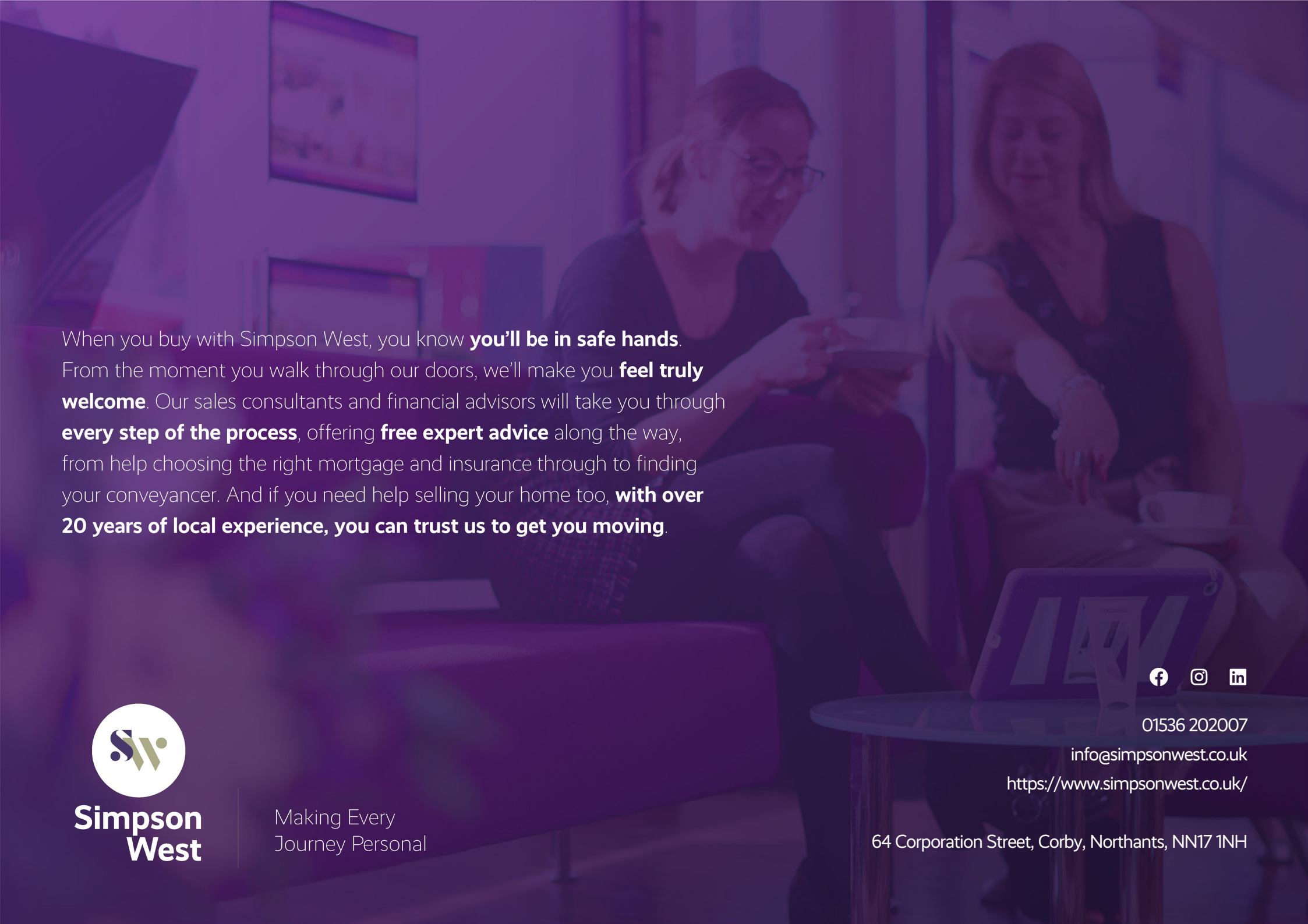
## Ground Floor







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