



WHERE STANDARDS MATTER

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St Gregory's House, Addison Court, Epping, CM16

A well presented, second floor two bedroom purpose built flat located on the second floor of this modern development. The apartment comprises of a large master bedroom, single bedroom with large built in wardrobes, good size lounge with Juliette balcony, separate fitted kitchen and modern bathroom with shower. Benefits include, security entry phone system, allocated parking and is within walking distance of Epping central line station and Epping High Road and its shops bars and restaurants. Available NOW on an unfurnished basis EPC Rating: C Council Tax Band D

Rent: £1,550 - Monthly



St Gregory's House, Centre Drive, Epping CM16**Kitchen**

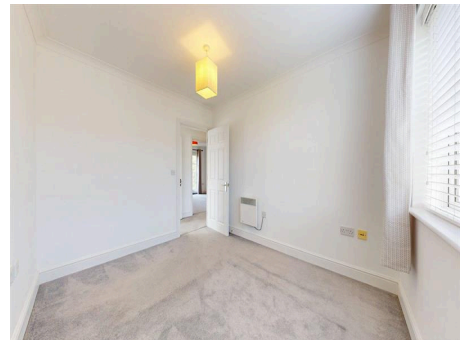
3.11m (10'2) x 2.26m (7'5)

**Lounge**

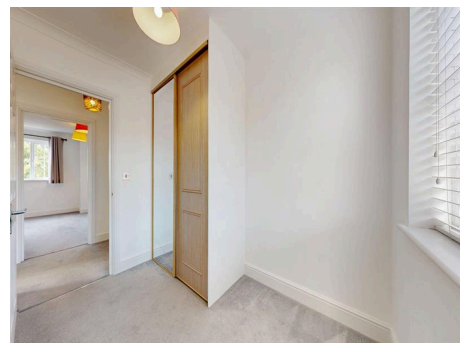
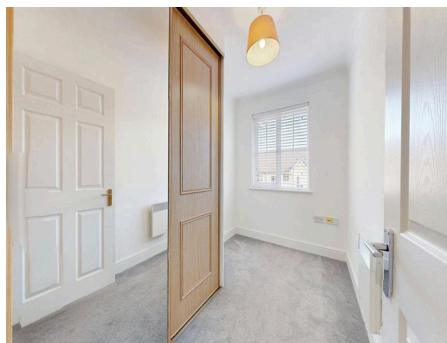
4.72m (15'6) x 4.56m (15')

**Bedroom One**

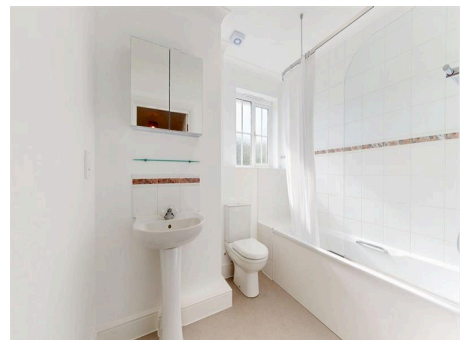
3.54m (11'7) x 2.92m (9'7)

**Bedroom Two**

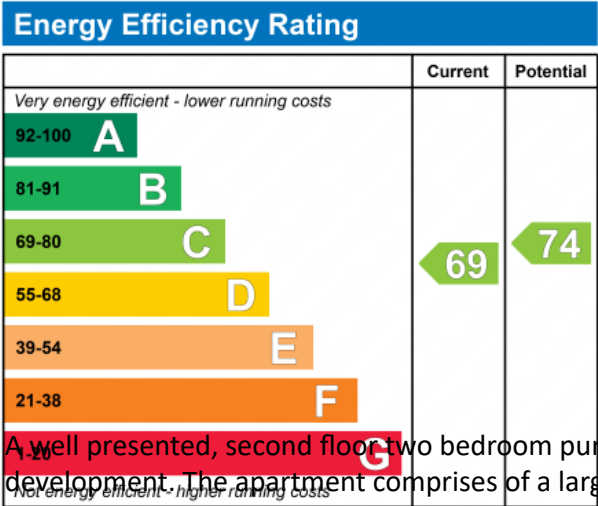
3.11m (10'2) x 2.17m (7'1)

**Bathroom**

2.58m (8'6) x 2.58m (8'6)

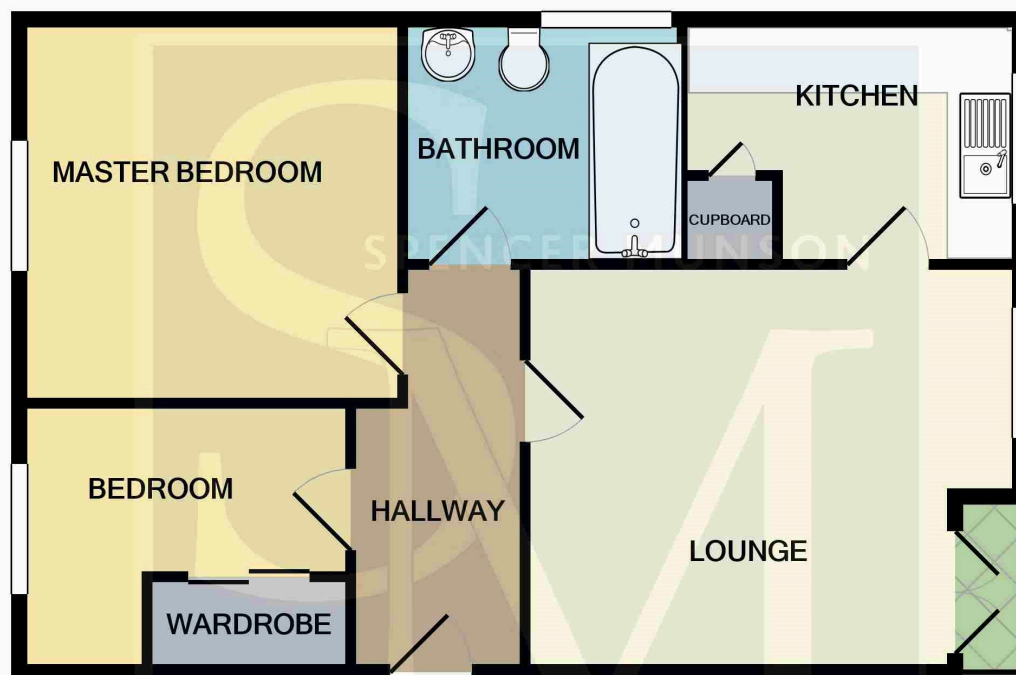


Exterior



A well presented, second floor two bedroom purpose built flat located on the second floor of this modern development. The apartment comprises of a large master bedroom, single bedroom with large build in wardrobes, good size lounge with Juliette balcony, separate fitted kitchen and modern bathroom with shower. Benefits include, security entry phone system, allocated parking and is within walking distance of Epping central line station and Epping High Road and its shops bars and restaurants. Available NOW on an unfurnished basis EPC Rating: C Council Tax Band D

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.