



Station Approach, Epping, CM16

BUTLER & STAG



**Guide Price £325.000 - £350.000**  
**Fantastic one bedroom modern apartment set within this smart and well located development, offering easy access to Theydon Bois Train Station (Central Line).**

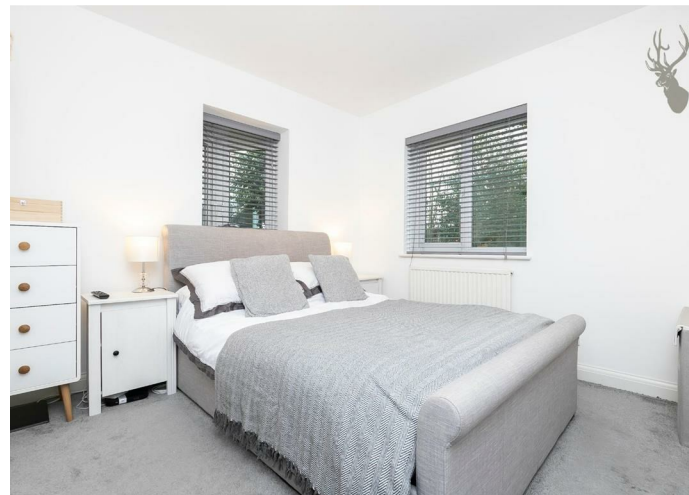
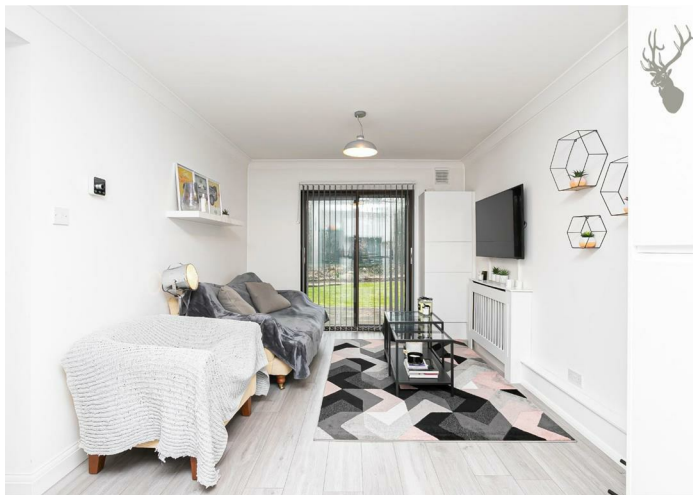


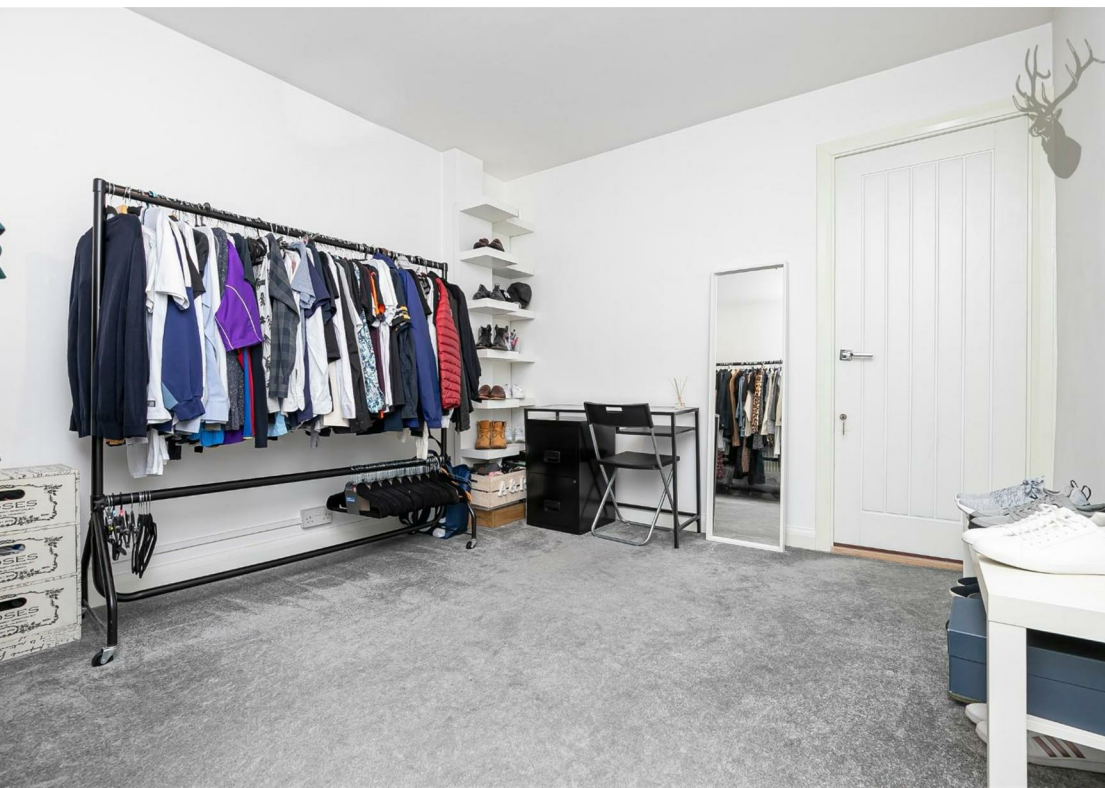
## Leasehold

- Only Ground Floor Flat In This Block
- Open Plan Kitchen / Dining
- Allocated Parking
- Converted Garage
- Access to Patio Area

Accessed via secure entrance, the flat is located on the ground floor. The apartment boasts a large open living and kitchen area with ample space for dining and offers modern living accommodation. The key unique feature to the property is the converted integral garage room which can easily be home to a study or dressing room, perfect for working from home. There is also a smart family bathroom and also has the rare benefit of an allocated off street parking space.

The location is superb, less than a minutes stroll to Theydon Bois Train Station and village, shops, pubs and restaurants are at the head of the road!

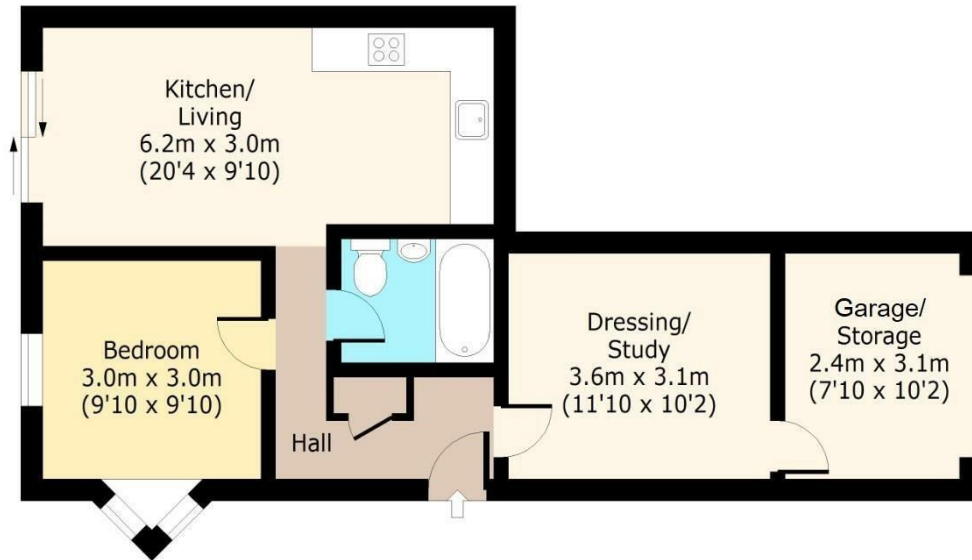




## Theydon Gate

### Ground Floor

Approx. 58.77 Sq. meters (633 Sq. feet)



Total area: approx. 58.77 Sq. meters (633 Sq. feet)

For illustration purposes only - not to scale

[www.lpaplus.com](http://www.lpaplus.com)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

# BUTLER & STAG

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