



Station Road, Epping, CM16

BUTLER & STAG



Guide Price £325,000-£350,000
This beautifully presented two bedroom first floor apartment is situated within the highly desirable Flacks Mews development. Located on arguably one of Epping's most prestigious turnings, Station Road offers complete convenience with both Epping High Street & Epping Central Line only a stones throw away.



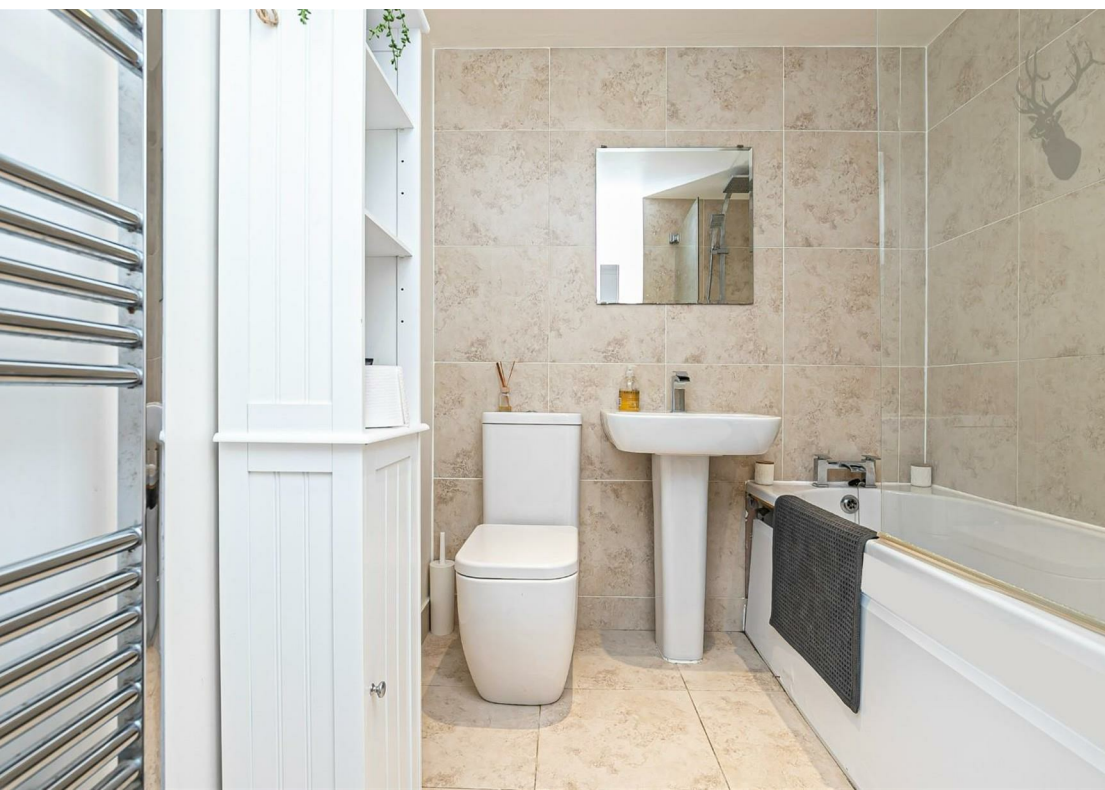
Leasehold

- Stunning First Floor Apartment
- Open Plan Living/Kitchen Room
- Secure Entry Phone System
- Long Remaining Lease
- Two Double Bedrooms
- Seconds Walk To High Street & Central Line Station
- Private Gated Allocated Parking
- Chain Free

Spanning an impressive 647 sq ft, this high specification apartment is maintained to an impeccable standard throughout and comprises of a welcoming entrance hall, a modern fitted kitchen which is open plan to the reception room, two double bedrooms with the master holding a range of fitted wardrobes & a separate three-piece-bathroom suite. The property also benefits from gas central heating and double glazing throughout plus secure gated/allocated parking for one vehicle. Once approached from Station Road, the communal entrance hallway offers a high level of security with its own entry phone system alongside a second pin code entrance door allowing access to the first floor.

Station Road is perfectly located for the shops, pubs and restaurants and is only a two minute walk to Epping Central Line underground station. Further transport is also easily accessed with links with M11 and M25 within a few minutes' drive. Epping itself, offers an excellent range of national chain and boutique shops alongside a great choice of restaurants, public houses and leisure facilities. There are also an excellent choice of private and state schools in close proximity.





Flacks Mews, CM16

Approx. Gross Internal Area 647 Sq Ft - 60.11 Sq M

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First Floor

Floor Area 647 Sq Ft - 60.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/2/2023

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 and 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.

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