

DURDEN & HUNT

INTERNATIONAL



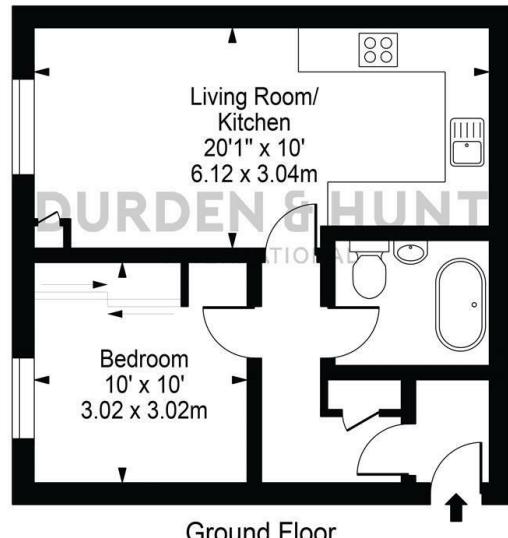
Station Approach, Epping CM16

Offers Over £325,000

- Ground Floor Modern Apartment
- Excellent Transport Links
- Modern Flooring Throughout
- Open Plan Living And Kitchen Area
- Stylish Bathroom
- Access To Shared Communal Grounds
- Great Location
- One Allocated Parking Space

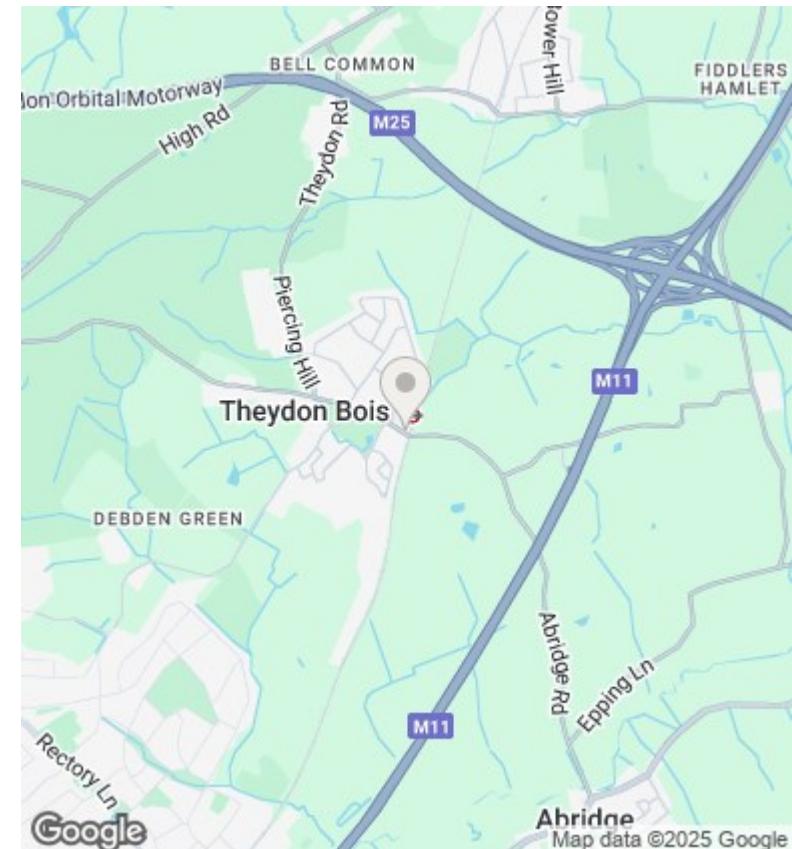
Theydon Gate,
Station Approach

Approx. Gross Internal Area 414 Sq Ft - 38.44 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

C

EPC Rating:

C