



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Fir Trees, Tidys Lane,  
Epping, Essex, CM16**

**OVER 60?**

You could get up to  
**59% off** the price!\*

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Ground floor flat in popular location
- Within walking distance of the town centre and tube station
- Residents parking
- Easy access to the M11 and M25
- For sale with no onward chain
- Great opportunity to put your own stamp on your new home

## Accommodation

### GROUND FLOOR

#### Enclosed Entrance Hall

**Lounge:** 15'11 x 15'0 (4.85m x 4.58m)

**Kitchen:** 9'11 x 9'7 (3.02m x 2.92m)

**Bedroom 1:** 11'4 x 11'0 (3.46m x 3.36m)

**Bedroom 2:** 11'8 x 7'9 (3.56m x 2.36m)

#### Shower Room

### OUTSIDE

- Residents Parking
- Communal Gardens

## Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



**Call Epping - 01992 560600 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



51508637/20220705/KA/LB