



wnproperties.co.uk

Coptfold House, New Road, Brentwood

WN
PROPERTIES

Coptfold House New Road Brentwood

Offers in Excess of £425,000

Spacious 929 sq ft (86.3m) first floor town centre apartment benefitting from gated parking and a good size balcony with views across to St Thomas' church. The beautifully presented accommodation comprises; security entry to communal halls, spacious reception hall, open plan lounge/dining room with kitchen area that includes appliances, good size master bedroom with wardrobes and en-suite plus a further double bedroom with fitted wardrobes. There is also a luxurious bathroom with floor standing bath and large walk-in shower. Brentwood high street with it's vast array of shops, bars and restaurants is nearby and Brentwood mainline station for London commuting and the Elizabeth Line is 0.6 miles. EPC B.



Communal Entrance

Security entry and stairs leading to personal entrance door.

Entrance Hall

Entry phone system, security alarm and doors to;

Lounge/Diner 17' 11" x 15' 0" (5.46m x 4.57m)

Ventilation heating system, recess ceiling lights, double glazed window to rear and sliding patio door to balcony with glass balustrade.

Kitchen Area 10' 1" x 9' 0" (3.07m x 2.74m)

Modern fitted white gloss base, wall and drawer units with quartz work

surfaces. Integrated Neff fridge and freezer, electric ceramic hob with extractor fan above. Pennisular unit with integrated dishwasher, washing machine and tumble dryer. Inset stainless steel sink with mixer tap and breakfast bar. Tiled flooring with underfloor heating.

Bedroom One 17' 0" x 11' 6" (5.18m x 3.50m) to rear of wardrobes.

Fitted wardrobes, built in airing cupboard, recess ceiling lights, ventilation heating system and double glazed window to side. Door to;

En-suite Shower

Walk-in shower, wall mounted wash hand basin with drawer beneath and low level WC. Tiled walls, recess ceiling lights, obscure double glazed window to side and tiled flooring with underfloor heating.



Bedroom Two 12' 6" x 12' 1" (3.81m x 3.68m) to rear of wardrobes.

Integrated ventilation heating system, fitted wardrobes/storage cupboards, recess ceiling lights and double glazed window to side.

Bathroom

Luxuriously appointed with free standing bath, suspended wall mounted wash hand basin with drawer beneath, large walk-in shower cubicle and WC. Recessed ceiling lights, tiled walls and floor with under floor heating.

Externally

Electric security gates lead to an enclosed communal car park with allocated parking space. Refuse storage area.

Agents Note

Leashold - 125 years from 2013.

Ground rent - £250 per annum.

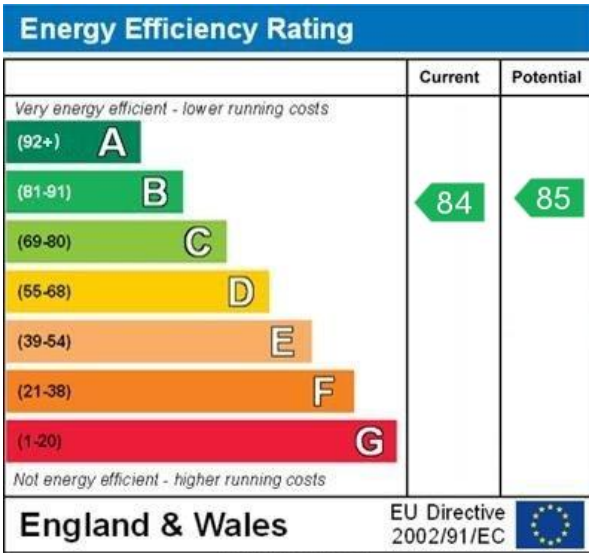
Service charge - £130 per month.











WWW.EPC4U.COM

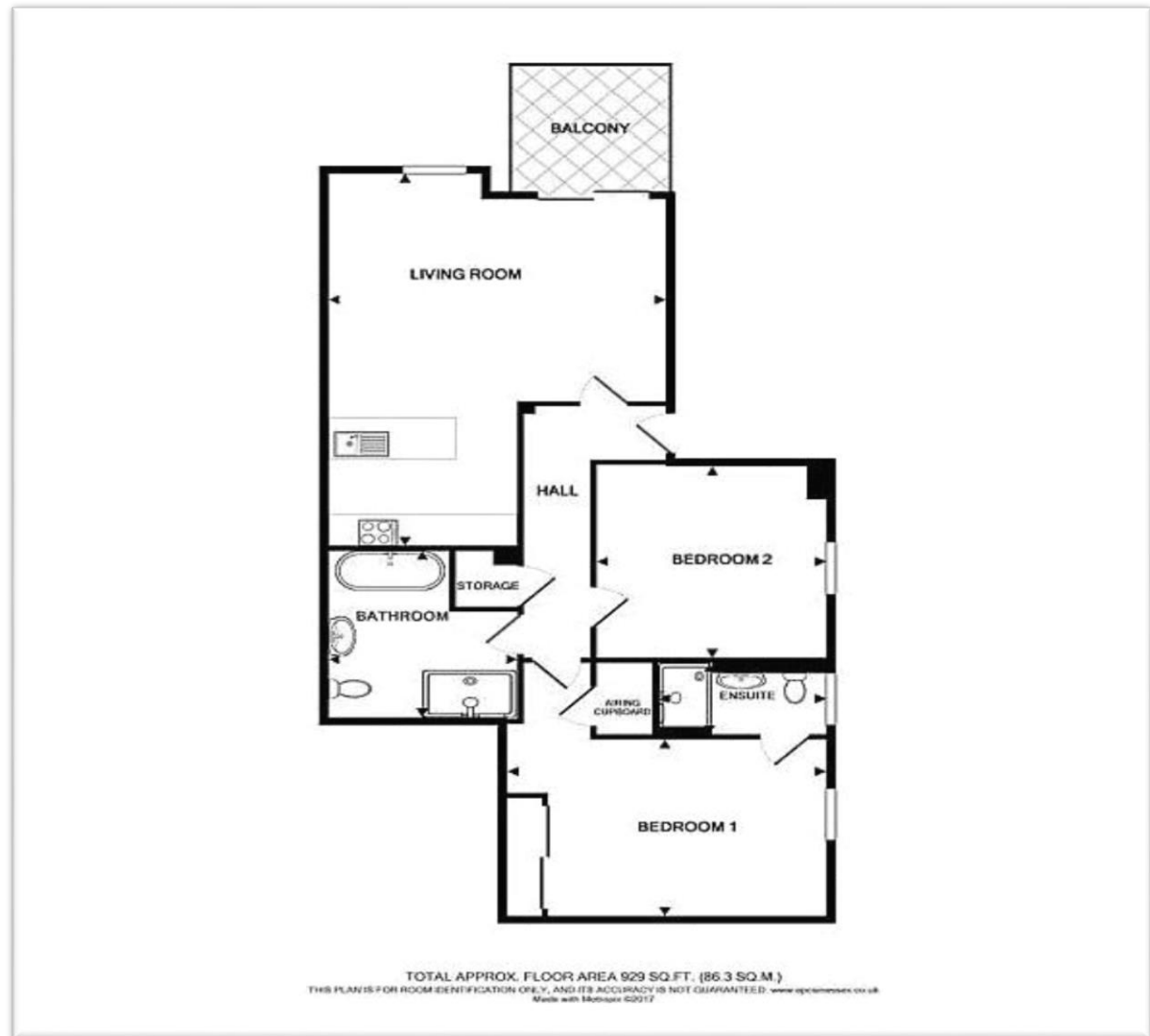
Council Tax Band D

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.