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Burland Road , Brentwood

WN
PROPERTIES

Burland Road

Offers in Excess of £300,000

Deceptively spacious two bedroom ground floor apartment situated in a popular tree lined road convenient for Brentwood High Street within 0.3 miles. Lounge with doors to private south facing patio area, kitchen with integrated appliances, bedroom one with fitted wardrobes and built in storage, bedroom two currently used as a study with fitted desk and storage. Refitted shower room and separate two piece cloakroom. Well maintained communal gardens and garage in block with communal parking area adjacent. One parking permit for on street parking. Brentwood mainline station and Elizabeth line with links to Liverpool Street and beyond is within one mile. Offered with no onward chain. EPC C.



Communal entrance door

Secure door entry to:

Entrance Hallway *21' 5" x 7' 2" max (6.52m x 2.18m)*

Spacious entrance with part glazed door, radiator, wall mounted door entry phone, built in cupboard with shelving, window to side, door to lounge and door to:

Cloakroom

Two piece suite, tiling to walls, radiator and window to side.

Kitchen *10' 0" x 9' 3" (3.05m x 2.82m)*

Comprehensive range of base and wall cupboards with contrasting work surface incorporating one and a quarter bowl sink with mixer tap, drainer with tiled splashback. Gas hob with cooker hood above, built in microwave and

oven. Integrated fridge, freezer, dishwasher and washing machine. Wall mounted gas combination central heating boiler. Chrome towel warmer. Part tiled walls and tiled effect flooring. Window to rear.

Lounge *15' 5" x 13' 6" (4.70m x 4.11m)*

Spacious room with sliding doors to private patio area which overlooks the well maintained communal gardens. Radiator and folding door to:

Lobby Area

Useful spacious built in cupboard with shelving and doors to:

Bedroom One *13' 4" to rear of wardrobes x 11' 9" (4.06m x 3.58m)*

Wide window overlooking the communal gardens, built in storage cupboard with hanging rails and shelving. Radiator. Good range of fitted wardrobes with hanging rail, shelving and matching recessed drawers with storage above.



Bedroom Two 11' 4" x 7' 2" to rear of storage (3.45m x 2.18m)

Currently used as a study with fitted desk, adjacent drawer and cupboard storage. Matching wall mounted open shelving. Built in storage cupboard with hanging rail and shelving. Window to rear and radiator.

Shower Room

Refitted with attractive vanity wash hand basin with drawer storage below and wall mounted illuminated mirror above. Close coupled w.c., and walk in tiled shower with glazed screen. Tiling to walls and flooring. Chrome towel warmer/radiator. Window to rear.

Externally

Paved private patio area with space for table and chairs. The remainder of the outdoor space is communal and is mainly laid to lawn with mature shrubs and trees. External bin store. Vehicular access to the side of the building leads to a communal parking area and garage block.

Garage 16' 0" x 7' 3" (4.87m x 2.21m)

Up and over door.

Agents Note

The lease was granted in 1967 for 99 years and renewed in 2023 with 171 years remaining. The ground rent is £200 per annum and the latest annual service charge is £1313.32.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(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	

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Council Tax Band C

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