



Wellington Place, Warley, Brentwood

Having been the subject of recent refurbishment, WN Properties are pleased to offer a beautifully presented ground floor maisonette. Located on a popular development in Warley and being within 0.7 miles to Brentwood main line station, accommodation includes; double bedroom, modern kitchen & bathroom, spacious lounge and own rear garden. There is also garden access to a garage in block. Available from early July, 2024 on an unfurnished basis. EPC C.

£1,250 pcm

Council Tax Band C

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Entrance Porch

Wooden entry door with obscure glazed inserts, tiled flooring, meter box, with further uPVC entrance door to;

Entrance Hall

Wood effect laminate flooring, door to shallow built in storage cupboard.

Living Room 15' 5" x 13' 9" (4.70m x 4.19m)

Double glazed window to front, door to built in storage cupboard, continuation of wood effect laminate flooring, door to;

Inner Hallway

Continuation of wood effect laminate flooring, doors to remaining rooms.

Kitchen 9' 3" x 8' 1" (2.82m x 2.46m)

Modern range of high gloss fronted wall and base level units, work surfaces to include tiled splashback behind hob and composite single bowl, single drainer sink unit. Appliances to include; four ring gas hob, single electric oven, cooker hood, fridge/freezer, slimline dishwasher and washing machine. Tiled flooring, double glazed window and door overlooking and leading to garden.

Bedroom 12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window to rear, continuation of wood effect laminate flooring.

Bathroom

Modern white suite comprising; back to wall WC, wash hand basin, bath with shower over and glazed screen. Heated towel rail, fitted mirror, part tiled walls, tiled flooring, extractor fan.

Exterior - Garden

Paved patio leads to remainder, being neatly laid to lawn with mature shrub borders. Side access and access to garage via part glazed door.

Garage in block - single size

Up and over door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(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	

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.